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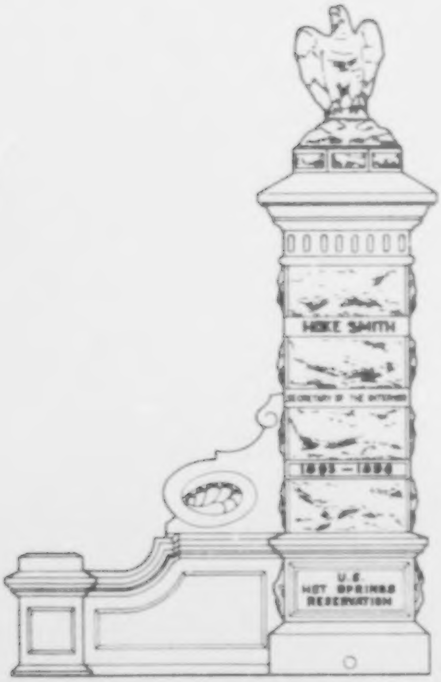
Landscape Management Plan
Bathhouse Row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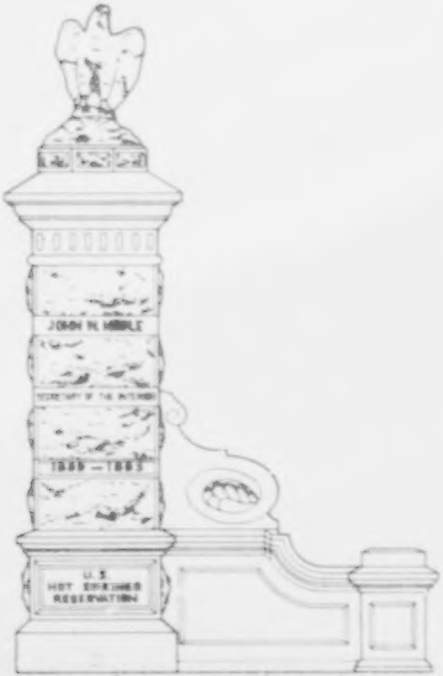
RESERVATION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landscape management plan
bathhouse row

september 1989

BATHHOUSE ROW
HOT SPRINGS NATIONAL PARK • ARKANSAS

UNITED STATES DEPARTMENT OF THE INTERIOR / NATIONAL PARK SERVICE

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BACKGROUND

PURPOSE AND NEED FOR THE PLAN

Planning documents for Hot Springs National Park have identified the need for a landscape management plan (LMP) to guide future design and management of the landscape, especially in connection with the adaptive use leasing program. As part of the park's cultural resource data base, the LMP identifies specific historic landscape development objectives and concepts that will guide the development of a comprehensive planting and site feature renovation program and a maintenance program (as called for in the *General Management Plan/Development Concept Plan: Hot Springs National Park* [NPS 1986a] – hereafter referred to as the GMP). The LMP incorporates much of the contents of *The Bathhouse Row Landscape: Technical Report #1* NPS 1985a), including the "Historical Overview" and "Design and Development" sections, and supersedes the "Compatibility Assessment" section of the technical report. Landscape management classes, as defined through landscape inventory and evaluation in *Technical Report #1*, are used in the LMP. (A summary of management class development appears in appendix A.) Implementation of the LMP represents the first comprehensive landscape treatment for the Bathhouse Row area since Lieutenant Robert Steven's work in the 1890s and, as such, directs the continued evolution of the historic landscape.

The first section of this LMP describes the history and current use of significant landscape elements, which together make possible the "spirit of the place" and defines LMP goals, objectives, and process. This provides the background necessary for understanding the rationale behind the action guidelines that are detailed in the second section.

LMP STUDY AREA

The LMP study area is shown in figure 1. Included is the entire Bathhouse Row Historic District, the Arlington Lawn, the open lawn bays east of the Grand Promenade (the promenade), the open woods areas west of the promenade, and the open woods areas east of the promenade that are visible from the promenade and the open lawn bays. Bathhouse Row and the promenade have national historic landmark status (NPS 1987b). Because the Arlington Lawn, established in the early 1930s, is an important historic landscape feature, its historic significance and eligibility for inclusion within the Bathhouse Row Historic District should be determined. The eligibility of the area up to and including the carriage road should also be determined.

BATHHOUSE ROW LANDSCAPE

Historical Overview[1]

Early Use of the Hot Springs. Early human use of the area now included in Hot Springs National Park is known to extend back in history nearly 10,000 years. The broad Ouachita River Valley provided wood, water, fertile maize fields, and abundant game for Indian subsistence needs; burial mounds and remnants of early villages are scattered along Hot Springs Creek downstream from the park. Prehistoric use, consisting primarily of agriculture, bathing in the hot springs, and gathering stone for tools from the adjacent novaculite formations, had little impact on the Hot Springs Valley.

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[1] This section, with a few minor changes, has been excerpted from *Bathhouse Row Adaptive Use Program: The Bathhouse Row Landscape: Technical Report #1* (NPS 1985a).

The "valley of the vapors" was probably visited by European explorers in 1541 when Hernando De Soto and his men camped in the area. The first recorded European settlement in the area occurred in the late 1700s when trappers and traders built rude cabins near the springs for shelter while hunting and bathing. These early visitors, or perhaps the Indians using the area, also shaped basins in the tufa rock and built sweat lodges over the springs.

Exploration and Early Settlement, 1800-1870. The first detailed description of the hot springs and the surrounding landscape was provided by William Dunbar and George Hunter, who explored the area in 1804. As described in their report, the hot springs lie in a narrow portion of the Hot Springs Creek Valley, at the western base of Hot Springs Mountain. The low surrounding mountains, part of the Zig Zag Mountains of the Ouachita Range, were covered by a variety of trees, flowering shrubs, and vines typical of a temperate climatic zone. Overhanging the creek were steep, rounded deposits of tufa rock, formed by the minerals precipitated from the hot water that cascaded down over the slope into the creek. The springs and tufa outcrops were concentrated along about 1,200 feet of the southwestern flank of Hot Springs Mountain.

Shortly after the beginning of the 19th century, emigrants from Louisiana began to settle around the hot springs, serving the adventuresome and the sick who came to bathe. Cabins provided public lodging until about 1820 when a double log cabin was put up to serve as a hotel. This hostelry was soon followed by a grist mill, larger hotels, and crude bathing houses built over and near the springs at the base of Hot Springs Mountain.

Following the highly publicized visits to the area by Dunbar and Hunter in 1804 and Major Stephen Long in 1820, the hot springs and surrounding land were legally reserved for public use by Congress in 1832. This reservation – the earliest federal act to protect the natural environment for use of all citizens – is a significant milestone in U.S. conservation history, predating creation of national parks by almost half a century.

Despite the act of Congress to reserve the springs, the area developed quickly. By 1860 the tiny settlement had grown to a respectable-sized village, with a number of hotels and bathhouses built around and over the springs to serve the many visitors who came into the valley by stagecoach. Although most of the city's buildings were burned by raiders during the Civil War, its former inhabitants returned after the war to rebuild the town whose population was swelled by the sick and wounded war veterans who had come to bathe at the springs.

Emergence of the Spa and the Reservation, 1870-1892. By the 1870s the area was rapidly becoming a spa resort, with bathing houses, fashionable hotels, and a variety of entertainments. Built mostly on reservation land, these buildings stretched in a linear pattern along the creek. Ownership of the various valley lots, especially those around the springs, had been under litigation for nearly three decades when a Supreme Court decision in 1876 finally affirmed government ownership and control over the hot springs. The principal litigants – the Belding heirs, Albert Gaines, Governor Rector, and John Hale – later became some of the primary stock holders in bathhouse leases granted on the reservation.

The Hot Springs Commission was appointed in 1877 to deal with the problems created by conflicting land claims and the various squatter developments. The commissioners surveyed and formally laid out the town of Hot Springs, adjudicated claims, condemned buildings on the reservation, sold unneeded lots, and outlined the basic shape of the landscape as we

MAPS

TRANSPOSED TO

END OF VOLUME

know it today. An 1878 fire burned many of the buildings the commissioners had slated for removal from the reservation, leaving only the Arlington Hotel and a few bathhouses in the area adjacent to the springs.

In 1877 General B. F. Kelley was appointed superintendent by the secretary of the interior to take charge of the permanent reservation. Kelley cleared out the transients who had squatted on the mountainside and around the springs, built a carriage road to the top of Hot Springs Mountain, began maintenance of the extensive reservation grounds, actively administered the bathhouse leases, and regulated the bathing industry. Under Kelley's direction, the first Government Free Bathhouse was built in 1877 over the "mud-hole" springs using private funds collected from visitors. This altruistic venture, sanctioned by the 1878 legislation, provided free bathing for indigents and for over a century contributed to the recognition of Hot Springs as America's great national health sanitarium.

Various secretaries of the interior took a great deal of interest in development of the reservation. From the beginning they shared a vision of the area as a spa resort set in a beautiful mountain park with carriage drives, walking paths, summit overlooks, and seats for resting bathers. Part of this vision was the perceived need to repair the damage caused by earlier development and to impose order upon the wild mountainside by creating a "park." Downed trees and underbrush were burned to clean the mountainside, and hundreds of new trees were planted to control soil erosion and replace the stands of oak and pine that were decimated by squatters. The lower portion of the mountainside along the creek, eventually to be known as Bathhouse Row, was also the subject of repeated development efforts over the years.

In 1884 Hot Springs Creek was walled over with a rock masonry arch culvert and Valley Street was covered; two years later a sewer line was built to service the city and the reservation. These changes not only improved sanitation (the creek had been used as an open sewer), but provided level topography for the construction of Central Avenue and new bathhouses and for development of a formal landscape along the front of the bathhouses.

By 1892, the area in front of the bathhouses had been planted with some 300 small trees and a grass and clover lawn. Poplars lined the gravel path between the lawns and Central Avenue. A new generation of bathhouses had also been built to serve the ever-increasing number of visitors, drawn not only by the bathing facilities but by the now-popular social circuit. By 1891, the following structures were present on Bathhouse Row (shown in figure 2, north to south): the Arlington Hotel (built in the 1870s and expanded to cover the Little Rector site by 1885); the Rector built prior to 1883, reconstructed by 1891); the new brick Superior (1889); the Hale (1879); the Independent (rebuilt as the Maurice in the 1890s); the Palace (1878); the Horseshoe and the Magnesia (late 1880s); the Ozark and the Rammelsburg (built prior to 1883); and the Lamar (before 1890). The Rix and Barnes site, facing Reserve Avenue, was vacant until 1893 when the Imperial Bathhouse was built. The Government Free Bathhouse (rebuilt in the early 1890s) was directly above and behind the Horseshoe and Magnesia bathhouses; the government pumphouse and reservoir occupied the far southwestern corner of Bathhouse Row. The imposing Army and Navy Hospital stood well above Bathhouse Row on the south end of the reservation.

Bathhouses continued using the antiquated system of individual cooling tanks and mazes of above-ground pipes and wooden troughs strung across the mountainside. Though most of the springs had been covered over, their deteriorated masonry and decrepit wooden covers provided little protection against contamination.

Development of the Reservation, 1892-1900. Between 1892 and 1900, a massive improvement and beautification program was undertaken for the Hot Springs Reservation.

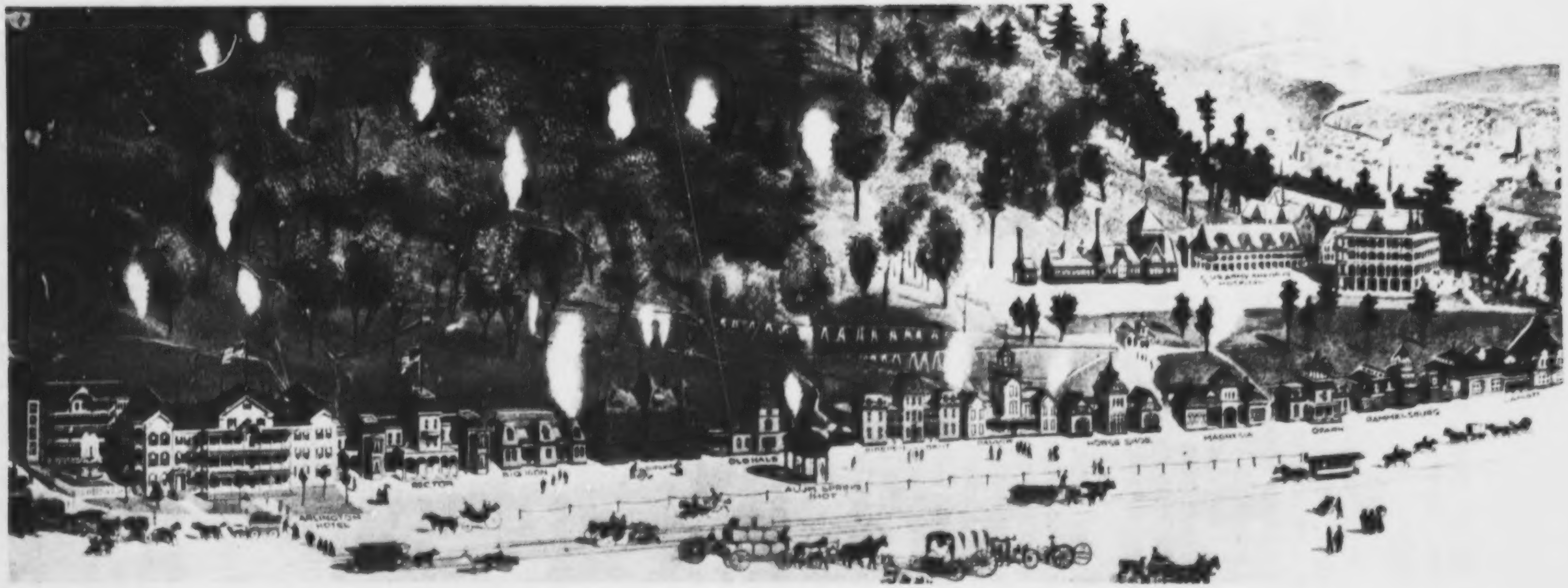
ARLINGTON HOTEL
RECTOR
BIG IRON
OLD HALE
HORSE SHOE
MAGNOLIA
OZARK
RAMMELSBURG

Figure 2. Artist's composite drawing of Bathhouse Row in 1888

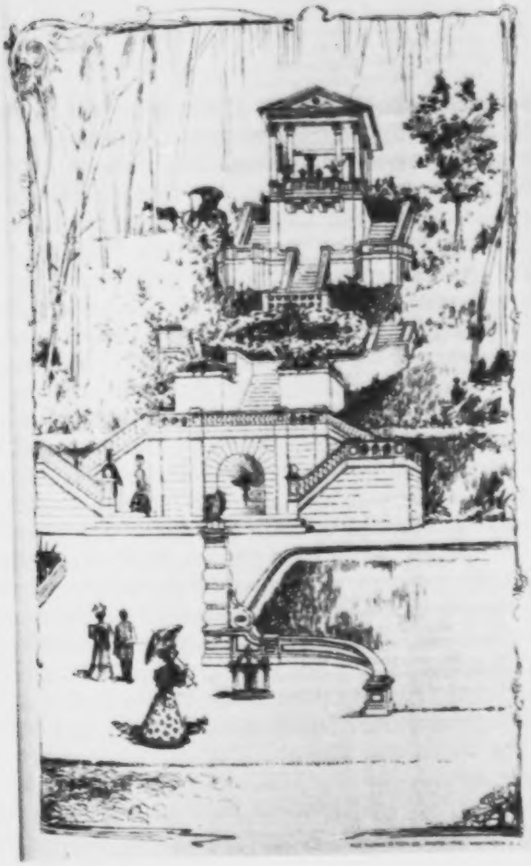

Figure 3a. Sketch of historic main entrance, 1895
(Source: Hot Springs National Park)

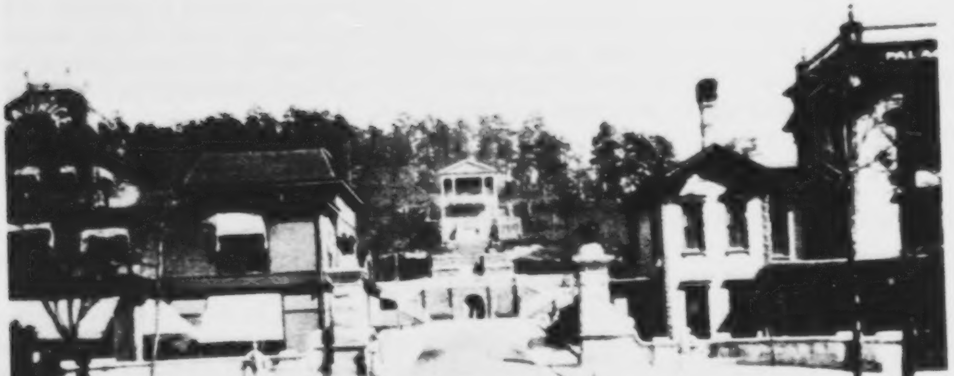

Figure 3b. Historic main entrance, looking toward pavilion, ca. 1905
(Source: *Report of the Superintendent* [NPS 1878-1921])

Secretary of the Interior John Noble selected a young army engineer, Lieutenant Robert Stevens, to supervise the improvements. Secretary Noble had a number of ideas about the project. Foremost, improvements were to be made in a manner befitting this great "national health resort," and the natural mountainside scenery was to be heightened by a decorative park in the foreground. Bathhouse Row was to be transformed into a formal landscape containing walks, rests, drinking fountains, shrubbery, etc. The old surface network of pipes was to be removed, and the old wooden cooling tanks were to be replaced by more decorative ones. The foreground area just above the bathhouses was to be made into a natural park with walks, rests, and summer houses. Winding roads and walks of a gentle grade for use by invalids were to lead to the summit of the mountain.

Originally, Frederick Law Olmsted's landscape architecture firm was chosen to prepare a design for the development. Unfortunately, the project was repeatedly delayed, leaving crucial elements of the plan undone. The firm eventually proposed an ornate formal scheme including a Spanish-style stone arcade with an open timber roof covering a broad, level public promenade along Bathhouse Row. The Olmsted plans were rejected by Secretary Noble who was afraid the arcade would create an artificial visual barrier between the reservation and the city, keep the sun off promenading bathers during the cooler months of the year, and close off access to the bathhouses for supply purposes. Ultimately, virtually all of the design – except some retaining walls, parapets, and selected portions of the main entrance – was done by Stevens under the secretary's general guidance.

By 1893 Robert Stevens had completed topographic surveys and a formal landscape plan, which was approved by the secretary. Stevens then supervised the implementation of his plan, much of which was constructed by 1900. Stevens' excellent sense of proportion, design, and balance are reflected in the conceptual landscape setting he helped create for Hot Springs – a legacy that is still evident today. A more detailed analysis of the Stevens plan is found in the next section.

Creation of the Premier American Spa, 1900-1922. Despite the extensive improvements of the 1890s, the Hot Springs bathing facilities suddenly looked shabby, dirty, and inadequate at the turn of the century. Americans were gradually becoming more aware of the bacterial theory of illness and raised objections to the poor bathing conditions. Although the individual bathhouses were overcrowded by the increasing numbers of visitors, the owners provided little but cosmetic repairs to the old structures and equipment. Visitors increasingly expected the government to provide better facilities, updated equipment, trained attendants, proper sanitation, and good medical direction. All of these factors prompted the department to make a number of policy changes and improvements over the next few years.

In 1910, following an inspection of the bathhouses that revealed filthy conditions and antiquated equipment, the secretary outlined a new departmental policy: there were to be no lease renewals for the individual bathhouses unless the applicants agreed to build new, sanitary, modern buildings of fireproof materials that included all the essential, up-to-date equipment. No upper limit was put on the bathhouse cost, but it was generally accepted that the new bathhouses would be large and luxurious; the most modern heating, plumbing, and ventilation systems would be used; and the most technologically advanced equipment and modern furnishings would be installed. Because all the bathhouse leases would expire between 1910 and 1920, this ruling affected all of Bathhouse Row.

In 1911, excess government lots were sold, netting nearly $83,000 for reservation improvements. In response to the push for sanitation and better facilities, additional reservoirs were built early in the century, the Government Free Bathhouse was remodeled, communal bathing pools were removed, and new cooling towers were installed. A dispensary and a clinic were established on the second floor of the free bathhouse to serve the needy, and a reservation medical director was appointed. Although each succeeding superintendent proposed increasingly elaborate plans for the reservation, little work other than maintenance was actually done to the Bathhouse Row landscape before 1916.

To comply with departmental policy, the bathhouses along the row were systematically razed and most were replaced with new structures – first the Maurice in 1911, followed by the Imperial and Buckstaff in 1912. The Hale Bathhouse, one of the newest and best-built of the older Victorian bathhouses, was extensively remodeled, reopening to the public in 1915. The Palace was removed and the new Fordyce rose in its stead in 1915. The new Superior opened in 1916; the Ozark, the Lamar, and the Quapaw opened in 1922. These new bathhouses were large, expensive, and exquisitely appointed. Drawing heavily on European examples, they incorporated expanses of stained glass, paneling, and marble. Several springs discovered during construction of the bathhouses were kept as display springs in the bathhouse basements.

Encouraged by its success in Europe, the reservation installed the Oertel Graduated Exercise Plan in 1914-15. This involved a self-guiding booklet and marked trails and roads of graduated difficulty, providing walking and climbing exercise for all types of visitors. The mountainside walks, many built of tufa, were upgraded and landscaped, and new walkways were added to accommodate more visitors.

With creation of the National Park Service in 1916, administration of the Hot Springs Reservation became the responsibility of the new agency. Director Stephen Mather took a strong personal interest in the reservation, urging beautification on an elaborate scale. Mather, wanting to surpass the European resorts, imported landscape architect Jens Jensen from Chicago to help lay out some of the planting on the reservation – in particular colorful raised beds composed of thousands of spring-flowering bulbs. Installation of electric lights along the promenade in front of the bathhouses added to the charm and increased use of the new "White Way" into the evening hours.

Reservation superintendents and departmental officials had been advocating development for Hot Springs since the early 1900s. Unfortunately, no general development plan had been written for the reservation when the first of the new bathhouses was built, so much of the design was left to the individual lessees. The large new structures encroached upon the buffer space behind them and adjacent to the foreground area, closing the space visually and overshadowing the 1890s entrances. Concerned that much of the work was being done without proper direction, the department secured a $10,000 appropriation and employed Little Rock architects George R. Mann and Eugene John Stern in 1917 to draft a comprehensive overall plan for the reservation.

Mann and Stern visualized an entire row of bathhouses in the soon-to-be-popular Spanish Renaissance Revival style, set among formal concert and upper gardens with secluded space, massed shrubbery, vine-covered walls, and trees all around. The elaborate Mann and Stern scheme for the "greatest American spa" would have cost $2 million, but was postponed by World War I. Following the war, costs were boosted by inflation, materials were in short supply, and the proposal was shelved, never to be completed. However, Mann and Stern had a significant impact upon Bathhouse Row; they designed a number of the bathhouses and influenced features of others. Their comfort station design was used on Bathhouse Row in the 1920s, and the comprehensive plan, on file at the park, influenced subsequent planning on a very subtle level.

The Reservation Becomes a National Park, 1922-1947. The Hot Springs Reservation was formally designated a national park in 1921. Over the next decade and a half, administrators slowly shifted their emphasis towards less formal landscaping, recreation, and conservation of natural resources.

Major landscape changes along Bathhouse Row were triggered when the Arlington Hotel burned in 1923. Numerous suggestions and site plans were presented by various groups for the now vacant area, noting its convenient location near the central business district and presuming an intense recreational use for the area. At the insistence of NPS Assistant Director Arno Cammerer, however, the area was kept as an open, grassy expanse. Magnolias were planted along the new sidewalk, aligned with the promenade in front of the bathhouses. White gravel walkways were laid out across the open lawn, and trees and flowering shrubs were planted along the inside of the walk. In 1931 a law was passed to preserve the area for park and landscaping purposes and to forbid its leasing for bathhouses or other structures. The lawn soon began to be used by various local groups for assemblies, pageants, holiday programs, and special ceremonies – a use that continues today.

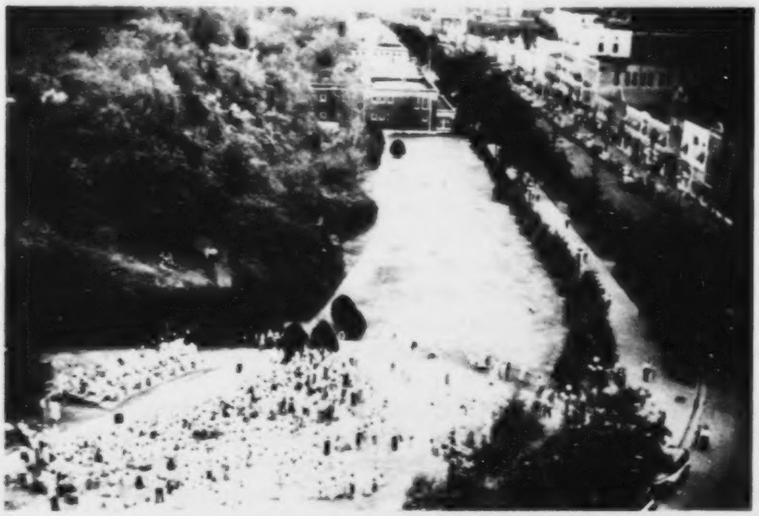

Figure 4. Arlington Lawn, 1943 (Source: Hot Springs National Park)

Other changes to Bathhouse Row during this period were generally limited to repair, replacement, or removal of various landscape features and structures. The "White Way" lighting system and the sewer system were renovated. Spurred by criticism of the forced rebuilding of the bathhouses along the row, the Park Service finally removed the old Government Free Bathhouse and built a new, modern structure off Bathhouse Row in 1922.

To complete the renovations begun at the turn of the century, a new hot water collection system was finally constructed during the early 1930s. The centralized system included new reservoirs, piping, pumps, electrical equipment, meters, and manholes. This construction resulted in significant changes to the Bathhouse Row landscape. After being damaged by the heavy equipment, the Magnolia Promenade was redone and the adjacent curbs and gutters were replaced. A new lawn – complete with sprinkling system, shrubs, and trees – was installed on top of a reservoir constructed between the old pumphouse/office and the Imperial Bathhouse. Oak, pine, cedar, gum, and hickory trees were also planted in a random pattern over the other new reservoirs on the mountainside, and shrubbery was set in strategic areas to conceal the exposed manholes.

Other changes that occurred at Hot Springs after 1922 were the result of broader influences and philosophies. As part of the early New Deal programs, the National Park Service had created a number of city, county, and state parks and recreation areas as public works projects. The Park Service was also reorganized and a large number of disparate areas (battlefield sites, cemeteries, historic sites and monuments, etc.) were brought into the national park system by executive order.

Based largely on experience with the large western parks, Park Service officials had gradually developed a conceptual picture of the national park as an area to be preserved in its natural state, free from the inroads of modern civilization. Harold Ickes, appointed Secretary of the Interior in 1933, was concerned that the parks had been over-developed in the past and supported the philosophy of keeping national parks in their natural state in the future.

By this time Hot Springs had been managed by the Park Service for over a decade, but for the first time the superintendent was chosen from NPS ranks. Visitation patterns had begun to change some time earlier, spurred by the new Little Rock highway and auto camping. These trends were intensified by the Great Depression, which saw thousands of people flock to Hot Springs to take advantage of the free auto camp, bathhouse, and clinic.

All of these changes combined to create an identity crisis for Hot Springs National Park. Despite the long history of federal ownership and the formal "park" designation, the developments at Hot Springs began to be viewed as part of the "non-park" category. These new concepts of a national park guided design of 1930s developments at Hot Springs and also influenced planning for the park for the next half century.

Early in the 1930s, a comprehensive general development plan was done for the entire park. The plan proposed formal development of the west slope of Hot Springs Mountain, including a hot water cascade and a new promenade with large entrances on either end.

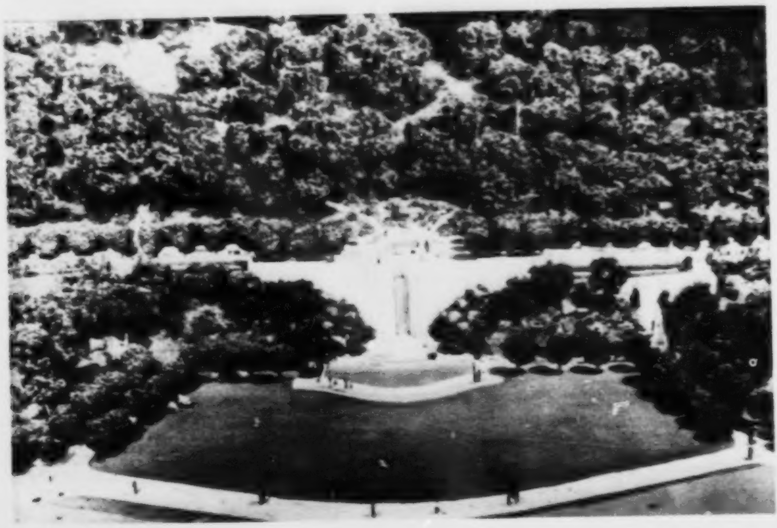

Figure 5. Model of cascade on the Grand Promenade, Arlington Lawn, ca. 1938
(Source: Hot Springs National Park)

The greenhouse, the old superintendent's house, and ancillary structures on the northern end of the row were to be removed. The private property across Central Avenue west of Bathhouse Row was to be purchased and returned to natural conditions more appropriate to a national park. Park boundaries would be expanded to include the balance of the upper slopes of North, West, and Sugarloaf mountains to give Hot Springs the space, character, and atmosphere of a "real national park." Due to the depression, however, there were no funds available for land acquisition, so this part of the plan was postponed indefinitely.

Planning for development of the lower portion of Hot Springs Mountain immediately behind the bathhouses was turned over to designer Charles Peterson, then a junior landscape architect in the Park Service. Peterson's plan divided the area into two parts, each to be developed differently. The lower portion, the upper terrace and parks that extended from Reserve Avenue to Fountain Street, was to receive formal development, including construction of a "Grand Promenade," while the wooded slope above was to be helped back to its "natural" state as soon as possible. Bathhouse Row and the Magnolia Promenade were omitted from the plan.

Construction of the Grand Promenade was begun in the early 1930s, but despite repeated requests from the superintendent, funding for the promenade was omitted from the 1935 and 1936 programs. Although the alignment grading was virtually completed, the project was stopped. The Grand Promenade project had been hindered throughout the 1930s by numerous design changes and delays occasioned by a variety of engineering problems. It is also likely that the reorganization of the Park Service, the popular view of national parks as "natural" entities, and escalating costs heavily influenced the director's decision to abort the project at this point.

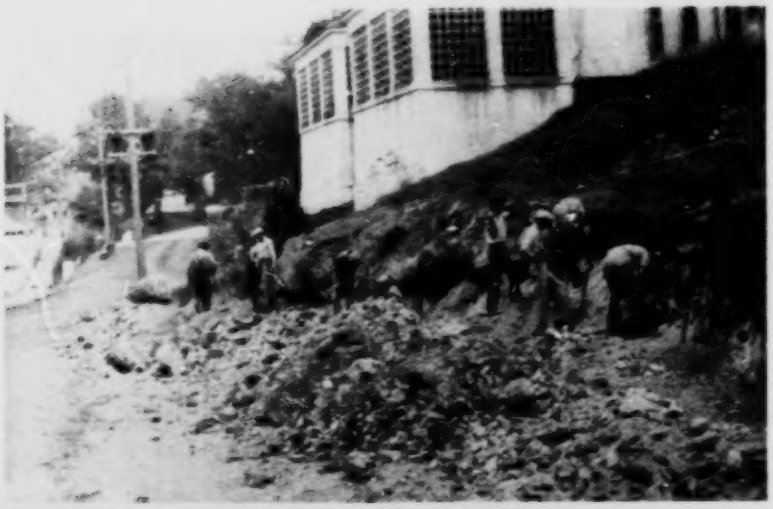

Figure 6. Grand Promenade cut near Army and Navy Hospital, early 1930s
(Source: Hot Springs National Park)

About this same time, an outspoken report critical of past park development policies was written by Department of Agriculture employee E. B. Meinecke. While proposing his own ideas for yet another massive park development program, Meinecke urged that measures be taken to divorce their park from the city and restore the natural forests and native flora. There are also numerous indications that Park Service personnel were concerned over the integrity of the area as a national park, and it is probable that this report created a stir among Park Service officials, helping to make the future of Grand Promenade uncertain. Nevertheless, the Imperial Bathhouse was removed and the southern entry approach graded by 1938. Other promenade work during the latter part of the 1930s was confined to slope stabilization and planting, graveling of the walkway, and installation of temporary wooden steps and guardrails so the walkway could be used without further work.

A great deal of maintenance work was done along Bathhouse Row during the 1930s. A new sewer system was installed by the city of Hot Springs. The underground cable for the Bathhouse Row lighting system was replaced in 1938, and the overhead streetcar lines and the tracks on Central Avenue were removed about the same time. The main entrance columns, the Pagoda pavilion, and other architectural elements were sandblasted in the mid 1930s. The main entrance exedra walls and the fountains were removed and replaced by a curved row of shrubbery. The old pumphouse/administration building was razed in the mid 1930s, and the present administrative building was installed with office space, a visitor center, and a museum. The landscape plan done for the new structure was correlated with the nearby promenade entrance design, and the building itself was designed to be compatible with the rest of Bathhouse Row.

Early in the period it was proposed that a well, previously drilled in the area between the Fordyce and Quapaw bathhouses, be used to supply water for an elaborate glass and iron fountain so visitors could see a "natural" spring in action. After several months of debate and many different proposals, the idea of a formal fountain was dropped and designs were completed for a display pool between the Maurice and Fordyce bathhouses. Two seeps were led together to run over small cascades of tufa masonry into a small pool and from there into the Hot Springs Creek arch.

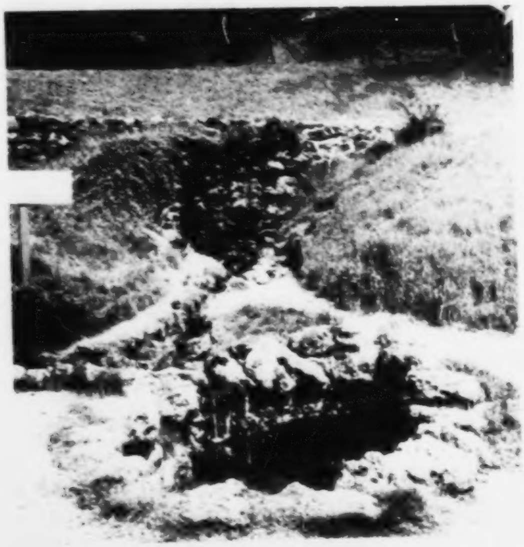

Figure 7. Display spring behind the Maurice Bathhouse, date unknown
(Source: Hot Springs National Park)

The temporary pool was to be removed when the promenade was completed, but it became so popular with the public that new walks had to be installed to accommodate the crowds. It is still a Bathhouse Row attraction today.

Decline of the Spa, 1947 to the Present. The peak year for bathing at Hot Springs was reached in 1946, largely due to the lifting of wartime travel restrictions and to use by former military personnel who had experienced the thermal waters earlier in rest and rehabilitation programs. However, bathing declined in the late 1940s, particularly at the Government Free Bathhouse. Improved economic conditions, medical advances, and antibiotics helped cut sharply the number of visitors seeking help for venereal diseases at the free bathhouse. By 1957 the free bathhouse was converted to a physical medicine facility, and indigent bathers were referred to the other bathhouses where their fees were paid by the government. The steady decline in bathing has continued to the present. In 1962, the Fordyce Bathhouse closed its doors, followed by the Maurice, the Hale, and the Ozark in the 1970s and the Superior, Lamar, and Quapaw in the 1980s.

After World War II, the trend towards increased recreational use of the area continued. Proposals for promenade completion were justified on the grounds that this would add to the recreational possibilities of the park. The classification problems of Hot Springs as a national park were still apparent and, to some extent, hindered development of the area. Instead of concentrating on the spa theme, development proposals and park management strategies were often drawn from the large primitive-area parks and seemed to focus on the natural landscape and biotic preservation. As a result, little attention was paid to Bathhouse Row other than maintenance of facilities.

After more than 15 years of negotiations and discussion, the old power poles belonging to the Hot Springs Power Company were removed from Bathhouse Row during the late 1940s. A new centralized cooling system – consisting of a heat transfer system, a reservoir, pumps, pumphouse, and associated equipment – was finally completed in 1950. It was sited in the southern part of Arlington Lawn near the tufa cliffs and involved a great deal of ground disturbance. Following construction, the antiquated cooling towers belonging to the individual bathhouses – some dating to the early part of the century – were finally removed. Early in the 1960s a new heat-exchanger building was erected, and screening plants and a fence were installed.

In 1951 an elevated area of ground once used as a band platform was removed from the Arlington Lawn, and the area was graded, seeded, and sodded. The nearby stone steps and retaining wall were renovated, and vegetation was cut to allow better visibility. In 1958 the main entrance was further altered by removal of the concrete oval quadrants, the base of the old exedras. These were replaced with low plantings and ground cover. The drive was reworked to change it to a pedestrian walkway and prevent use by vehicles.

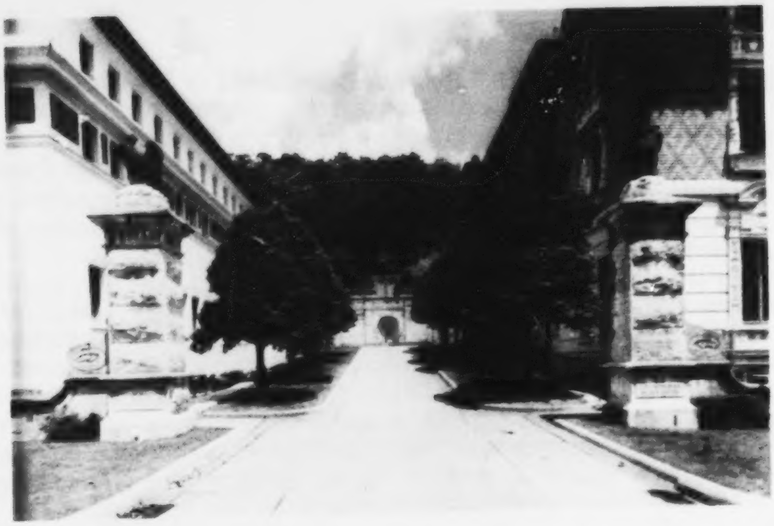

Figure 8. Historic main entrance, 1984
(Source: Historic American Buildings Survey)

During the 1950s, the promenade proposals were revived, additional changes were made in the plans, and the project was finally completed in 1959. For the most part, a simplified version of the 1930s and 1940s plans and alignments was used. The elaborate cascade was omitted, the walkway width was reduced, the terrace just north of the Fordyce was graded back, and the new promenade structures were integrated into the Stevens Balustrade and the main entranceway. The superintendent's residence was razed, and the area was graded prior to the final work on the north end of the promenade. A modest, naturalistic cascade of hot water was added near the north end of the promenade late in the period, long after promenade completion. Although various proposals were made to improve the rear view of the bathhouses as seen from the new Grand Promenade, these plans were never implemented. Instead, over the years the vegetation along the promenade was allowed to grow, closing off the view in all but a few areas.

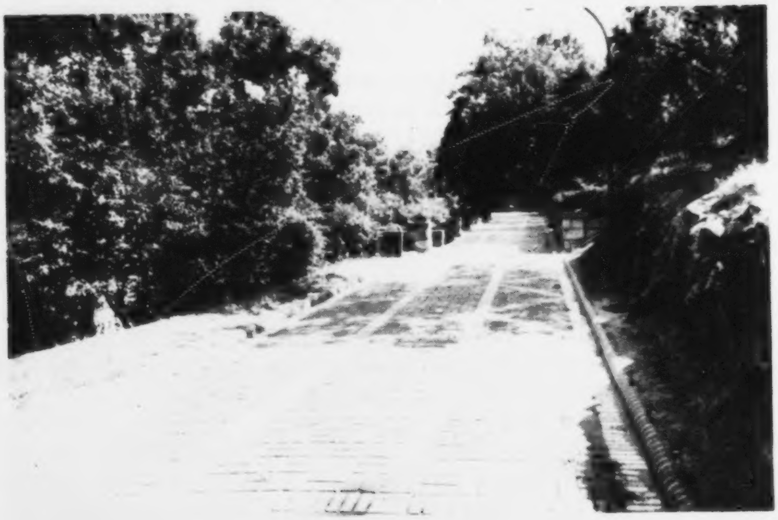

Figure 9. Grand Promenade, looking north, 1984
(Source: Historic American Buildings Survey)

Design and Development[2]

Effective management of the historic Bathhouse Row landscape can only be accomplished if a background history is first compiled. The preceding "Historical Overview" section presents a summary of the area's history. People, events, and expressions of architecture and landscape architecture, important to the development and character of the row, are found in that section.

The design and development history of the landscape is the focus of this section. Landscape design philosophies that influenced the development of Bathhouse Row are discussed first. These influences provide an understanding of the broad framework of American landscape design occurring at the time that the Bathhouse Row landscape was being developed. Three specific periods of Bathhouse Row landscape development are then discussed. The identification and discussion of these significant development periods provide the information necessary to evaluate the historical integrity of today's landscape. Evaluation of integrity occurs in the next section.

Landscape Design Influences. Most of the Bathhouse Row landscape was designed and constructed at a time when a major philosophical shift in architectural and landscape design styles was occurring in America. Prior to the 1880s various modes of architecture produced buildings relatively vague in form but which positively imitated a particular style of European architecture.

This emphasis on more architecturally pure and architecturally delineated building styles produced a similar refocusing in landscape architecture. The landscape settings for the architecturally vague buildings prior to the 1880s deemphasized the importance of a well-structured framework of outdoor spaces. Consequently, landscape treatments ignored geometric spaces as per the style of the 18th century English landscape gardening school. Proponents of this school, both in England and later in America, replaced the geometric spatial forms immediately surrounding the building with more "naturalistic" rolling lawns and masses of shrubs and specimen trees. This pastoral and picturesque landscape style was architecturally formless enough to accommodate any of the mixes of eclectic building styles that it surrounded. It was this romanticized style of landscape design that was predominantly used until the 1880s.

When a single eclectic style of architecture was emphasized after the 1880s, the strength and clarity of building architectural form demanded that the immediate environs reflect the architectural character of the building itself. Landscape design other than the soft monotones of the English landscape gardening school gained recognition in America. A greater emphasis on formal, structured design resulted from this need to provide a spatially well-structured landscape closely related to the building. While the pastoral landscape treatment now proved to be inadequate adjacent to architecturally distinct buildings, it was still used as a means of creating a transition from structured to natural landscapes. Designers of public and commercial types of buildings adopted the new architecture and its associated landscape more quickly than residential designers. However, by the 1920s the more formally designed and formally delineated landscape was very much a part of the American landscape design philosophy.

Significant Landscape Developments. There were three periods of site planning that contributed significantly to landscape development of Bathhouse Row and its environs. The first, dating from around 1877 to 1884, occurred when the Hot Springs Commission laid out the town and defined areas where development should occur. Shortly thereafter, Hot Springs Creek was arched over and the narrow, circumscribed valley floor was leveled, creating a unified linear landscape space in front of and including the row of Victorian style bathhouses.

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[2] This section, with a few minor changes, has been excerpted from *Bathhouse Row Adaptive Use Program: The Bathhouse Row Landscape: Technical Report #1* (NPS 1985a).

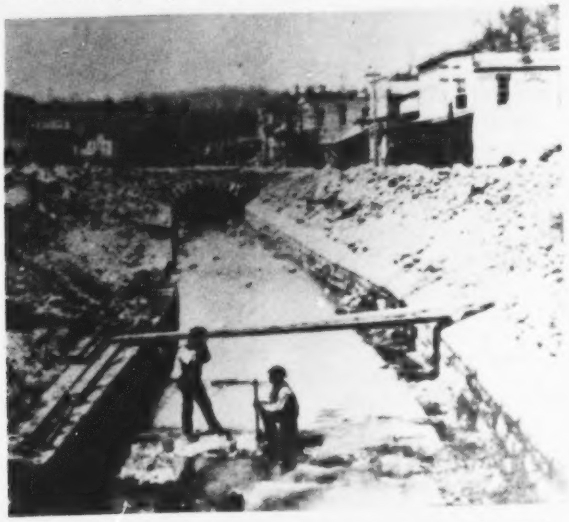

Figure 10. Construction of the Hot Springs Creek arch, 1883-84
(Source: Garland County Historical Society; cited by Brown 1982, p. 36)

Between 1892 and 1897, the basic landscape treatment of the present Bathhouse Row park was established under the direction of Secretary of the Interior John Noble and Lieutenant Robert Stevens. Their landscape plan combined the Victorian (or less formal) landscape treatment with the post-1880s landscape philosophy that used more formal architectural spaces. Created were the Magnolia Promenade; the mixed treatments of landscaped bathhouse frontages; the various architectural entrances that accessed the upper terrace; a series of small formal-to-natural open parks with trees, flowers, and shrubs along the upper terrace; and smaller elements characteristic of the Victorian picturesque landscape such as fountains, vine-covered retaining walls, and a series of narrow pathways and carriage roads.

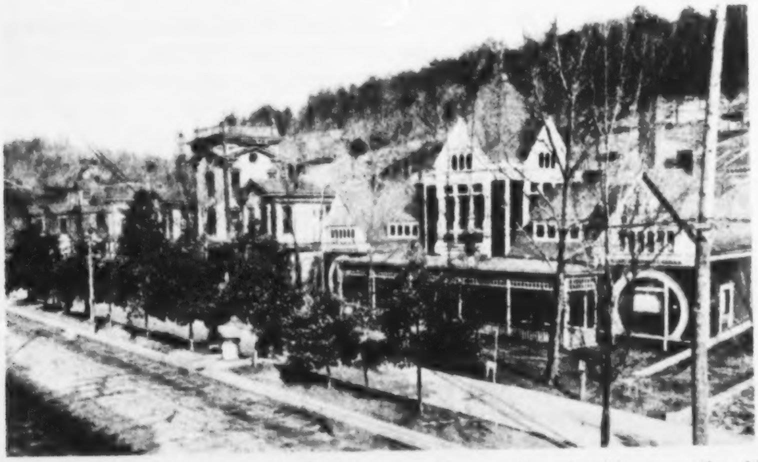

Figure 11. Central Avenue and Bathhouse Row, view looking north, 1906
(Source: Gem Souvenir, 1906)

The third and final phase of development that significantly defined landscape spaces began during the 1930s. Design and construction was confined to the upper terrace and involved creation of a brick-paved Grand Promenade with sitting areas, fountains, vista points, and three major architectural entrances.

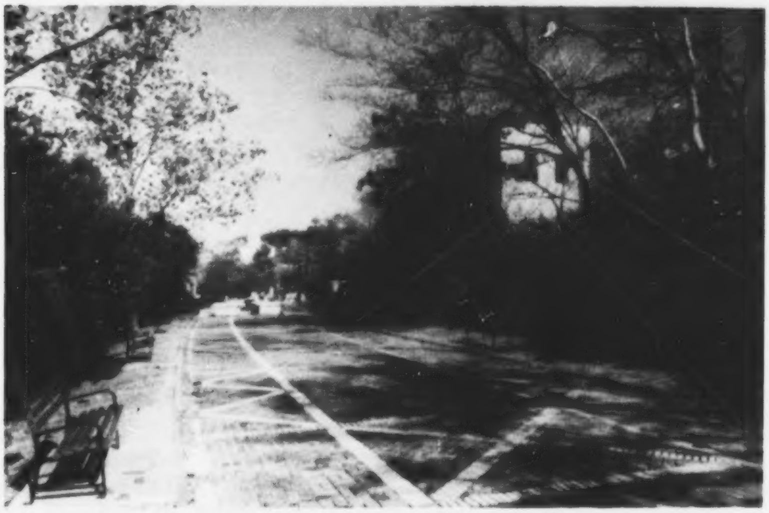

Figure 12. Grand Promenade, looking north, 1984
(Source: Hot Springs National Park)

By the time Stevens' design and construction efforts commenced, three primary landscape spaces were already topographically and functionally determined. Topography at the base of Hot Springs Mountain had been recontoured somewhat to form an upper terrace, and a lower terrace had been formed by containing Hot Springs Creek in a masonry arch and backfilling with soil. The lower terrace was at street level and was bounded on the west by Central Avenue for some 1,700 feet between Reserve Avenue and Fountain Street. This level functioned as the reservation's public front upon which Victorian-style bathhouses, walks, and entrances to the upper terrace had been built.

The second or upper level utilized, with some modification, a terraced natural area to accommodate roads and walking trails. This area was immediately behind the row of bathhouses.

A third landscape space included all of the western slope and ridge area of Hot Springs Mountain above the upper terrace. Functionally, this space accommodated a system of recreational carriage roads and walking trails.

Stevens' plan embraced each of the major landscape spaces, including all of Bathhouse Row, the upper terraced area immediately above and behind the bathhouses, and the wooded mountainside. Concerned with both form and function, Stevens' design divided the terrain into distinct landscape units, each with its own spatial arrangements and emphasis. The lawn park unit (or public front) designed by Stevens definitely reflected a mix of pre-

and post-1880s styles of landscape treatment. The naturalistic landscape style was expressed in the expanses of open lawns and later in foundation plantings that abutted the buildings. Foundation plantings were used along the high foundation walls to soften and conceal them. By 1914, formality of spatial definition was imposed upon the informal open lawns by hedges that acted to separate and compartmentalize one bathhouse lawn from another.

Turn-of-the-century gardens were highly structured architectural spaces. One of the strengths of this period, the long axial element that tied garden spaces together, was borrowed from the French style. Stevens formalized the Magnolia Promenade in this style as a tree-lined pedestrian axis along the entire length of Bathhouse Row.

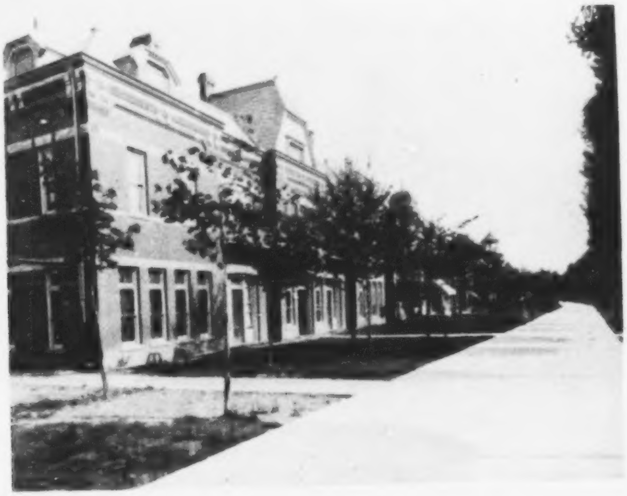

Figure 13. Bathhouse Row, ca. 1894-95 (note double row of trees along inside of promenade) (Source: Mitchell, Scenes in Arkansas, 1896)

The promenade was culminated by the huge Hoke Smith fountain at the north end and the Noble fountain at the southwest corner. The wide, magnolia-bordered promenade functioned as the primary design element to visually and physically connect the separate bathhouse lawn areas into one integral lawn park unit. The use of similar trees in a linear arrangement also softened the architectural differences among the bathhouses. Besides providing a formal landscape setting for the lawn park, Stevens also wanted a landscape space that could accommodate a fair amount of pedestrian use going to and from bathhouses, walking for exercise, and gatherings for social activities.

Stevens laid out four smaller landscape units or "park" areas – the south park, the foreground park, the tufa park, and the wooded park – along the upper terrace behind the bathhouses. As designed, the four park areas formed a series of "natural" parks along the terraced way, with carefully laid-out carriage roads, grass lawns, walks, walls, and benches for resting. This terrace gave the effect of an upper front over the street because it was generally on a level with the Army and Navy Hospital grounds and formed a continuous embankment around the lower part of the mountainside. This curvilinear landscape space also created a transition zone between the formal architecture and landscape of Bathhouse Row below and the wooded slopes above.

The south park, later known as Reserve Park, extended from the Government Free Bathhouse south to Reserve Avenue. Bordered by the bathhouse supply road and the Army and Navy Hospital grounds, this park was accessed by stone stairs and landings that extended up the hillside between the Ozark and Rammelsburg bathhouses. Here the "natural plantings" – chiefly shrubbery and lawns – provided an open green expanse in contrast to the large Army and Navy Hospital structures above.

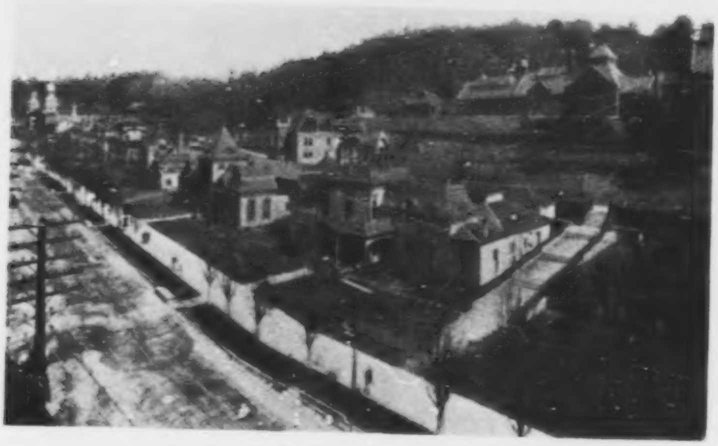

Figure 14. Bathhouse Row, with the south park beyond, ca. 1896 (the south park is pictured directly behind bathhouses and stone stairs) (Source: *Cutter's Guide*, 1896)

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The foreground park lay just above and beyond the main entrance. It was bounded by stone retaining walls on the downhill side and uphill by the main drive and woods. The center of this park was a terraced, tree-shaded area with massed plantings that formed a circular intermediate landing for the main entrance stairway; above was the bandstand/ pavilion.

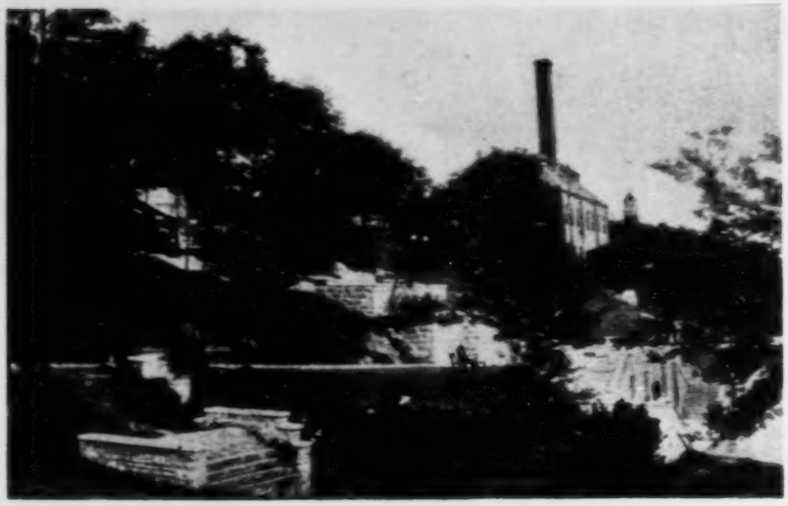

Figure 15. Foreground park, ca. 1914 (Source: Hot Springs National Park)

Just to the north of the foreground park was the tufa park, which continued around the mountainside to a point adjacent to and behind the Arlington Hotel. In this park the natural features of the tufa were left exposed, and plantings of vines and shrubbery were kept to a minimum. Although the clusters of wooden cooling tanks were still visible behind the various bathhouses, the unsightly system of aboveground wooden troughs and piping had been removed, the springs had been arched over with white rustic stone, and grass had been planted to complete the improvement of this area.

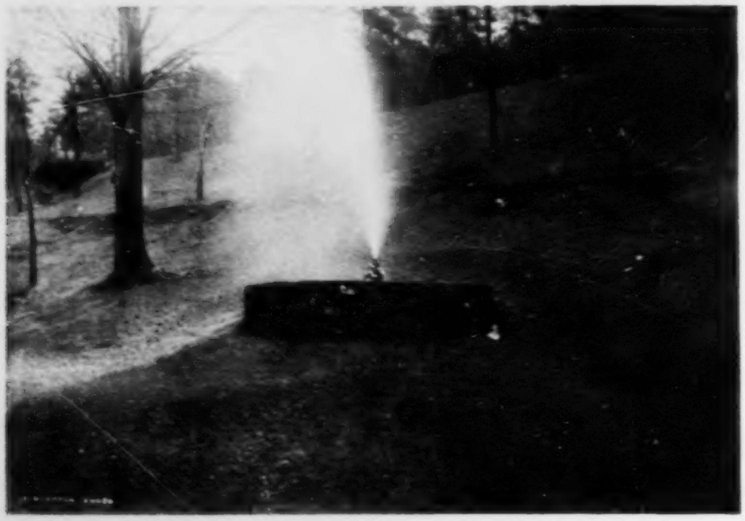

Figure 16a. Tufa fountain located in the tufa park, ca. 1913-1914
(Source: Hot Springs National Park)

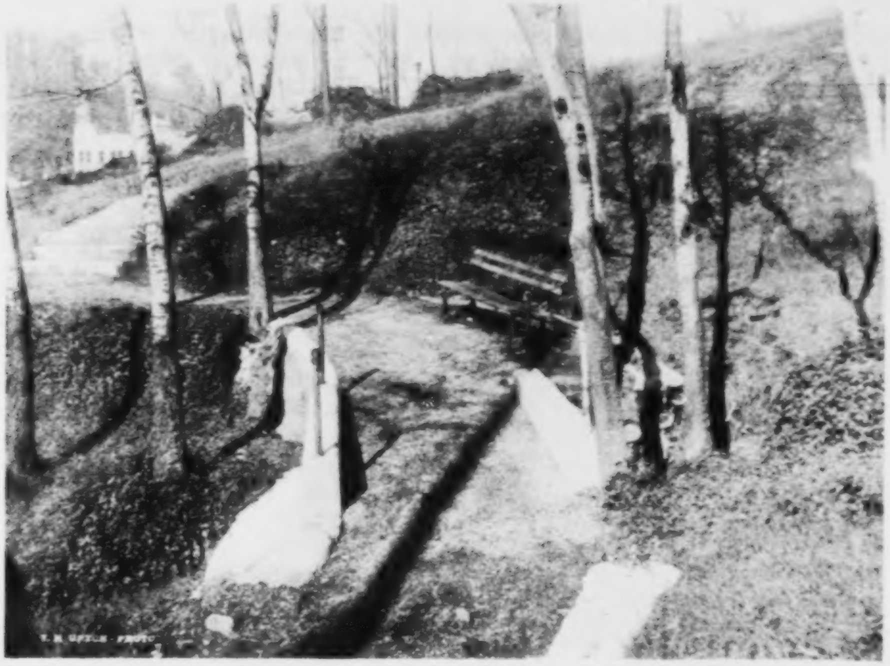

Figure 16b. Trail through tufa park, ca. 1913-1914 (Source: Hot Springs National Park)

The wooded park abutted Fountain Street and the tufa park. The superintendent's office and residence were set in this park – a typically Victorian lawn and garden with vine-covered walls, exotic plants, flowering shrubs, and beds of annuals. This confined area was in turn surrounded by a natural wooded area, broken only by footpaths leading to the main road.

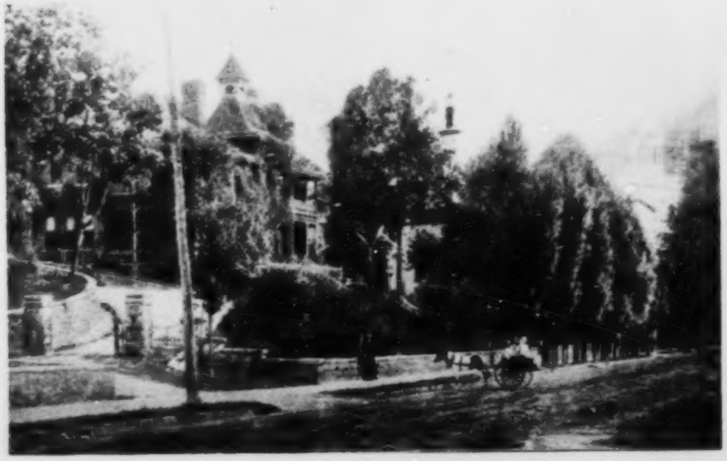

Figure 17. Superintendent's residence, Fountain Street, ca. 1906
(Source: Hot Springs National Park)

The foreground park and the main or Central Avenue entrance leading between the Independent and Palace bathhouses formed the core of the reservation's formal landscape. Formal structure in the Italian style found its expression in the Bathhouse Row landscape in the architectural treatment of this space. Italian landscape designs typically used architectural elements – balustrades, balconies, paved terraces, and stairways – to structure space and traverse topographic obstacles. Stevens used elements of the Italian style to physically provide access to the upper terrace and construct an architectural axis that provided strong line of sight from Central Avenue to the pavilion on the upper terrace. Tall stone columns topped by bronze eagles, joined by curved panel walls and abutting exedras with fountains, provided a strong architectural definition of space at the reservation's main entrance. At the rear, the entrance drive and sidewalks led to a white stone balustrade and shell fountain, plantings, stairs, and a bandstand/pavilion set among the trees in the foreground area. Retaining walls stretched along the rear of the bathhouses. In keeping with the scale of the adjacent bathhouses, the main entrance provided a natural entranceway to the reservation and the mountain above while allowing service to the rear of the bathhouses. The stone stairs, balcony, balustrade, and plantings formed a formal composition of architectural elements leading to the pavilion – a small but elegant structure intended to provide a resting spot – and a platform for viewing the city below.

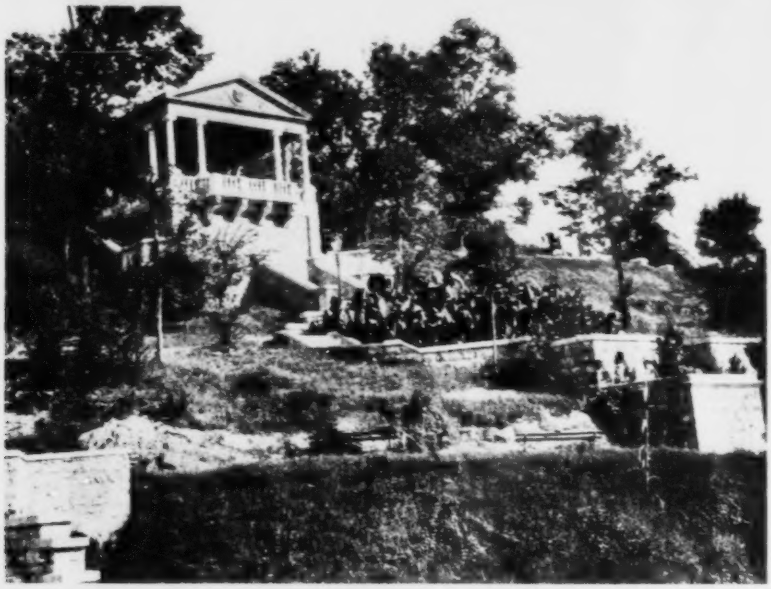

Figure 18. Foreground park and bandstand, before 1914
(Source: Hot Springs National Park)

Although more modest, other entrances also provided access to the wooded and terraced areas above and vistas from the mountain paths. On the southern end, a double stone stairway led from Reserve Avenue to the foreground in the same area occupied today by the south entrance to the Grand Promenade. The second entrance was a succession of stairways with side exedras that led from the bathhouse level to the foreground park just west of the War Department grounds. Entrance number three formed the opening to the Government Free Bathhouse – a series of stairs, side courts of novaculite stone, and retaining and parapet walls. The main entrance was the fourth, and the fifth entrance connected the Arlington Hotel grounds with the upper terrace. Entrance number six was at the superintendent's residence and grounds; it was formed by successive flights of steps and landings cut into the tufa. A double iron gateway with flanking stone columns enclosed the driveway from Fountain Street to the superintendent's house, forming entrance number seven, and a road connecting with the main Hot Springs Mountain drive was entrance number eight.

The reservation fountains were not only an ornamental part of the Victorian and post-1880s landscape but also provided hot drinking water (previously unavailable outside the bathhouses and hotels) for reservation visitors. Fountain designs were less ornate than during the Victorian period, mostly sculptured from stone and not cast iron. During the 1890s, "display" springs were formalized and structured. Several springs – among them Dripping Spring, Hale Spring, and Stevens Spring – were arched over with white limestone facades and used to provide hot water for drinking. Attractive stone and wood pavilions, since removed, sheltered Alum Spring along the promenade and Cold Spring at the Fountain Street entrance. Most of the remaining springs were covered over and diverted to bathhouse use.

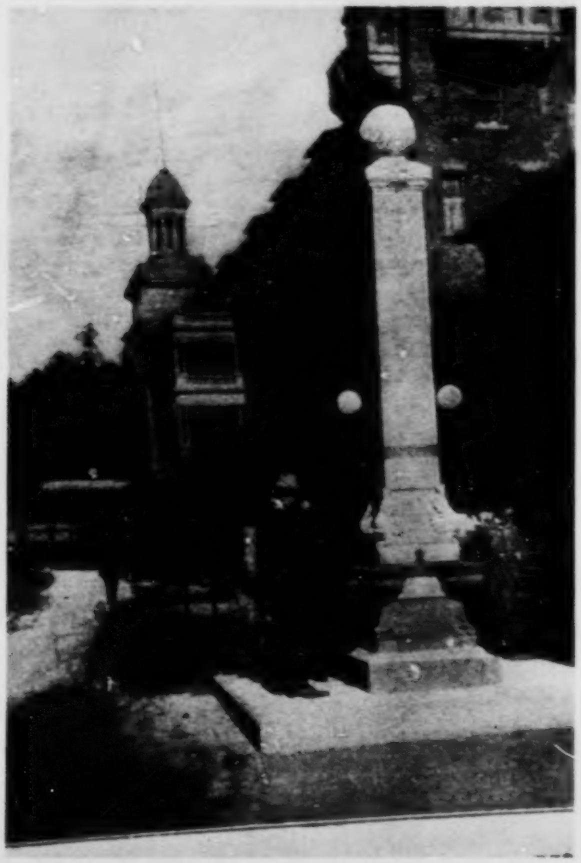

Figure 19. Hoke Smith fountain, date unknown (Source: Hot Springs National Park)

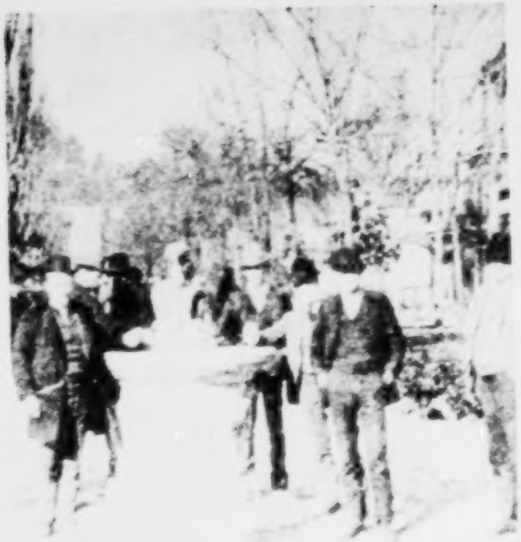

Figure 20. Noble fountain, late 1890s (Source: Hot Springs National Park)

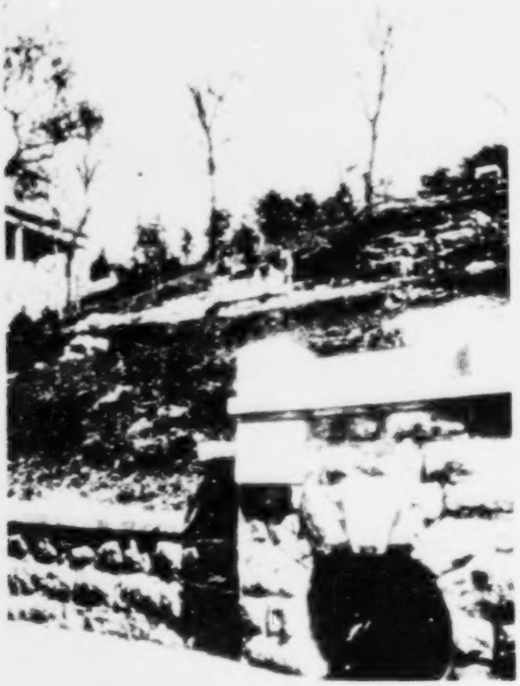

Figure 21. Stevens Spring, date unknown (Source: Hot Springs National Park)

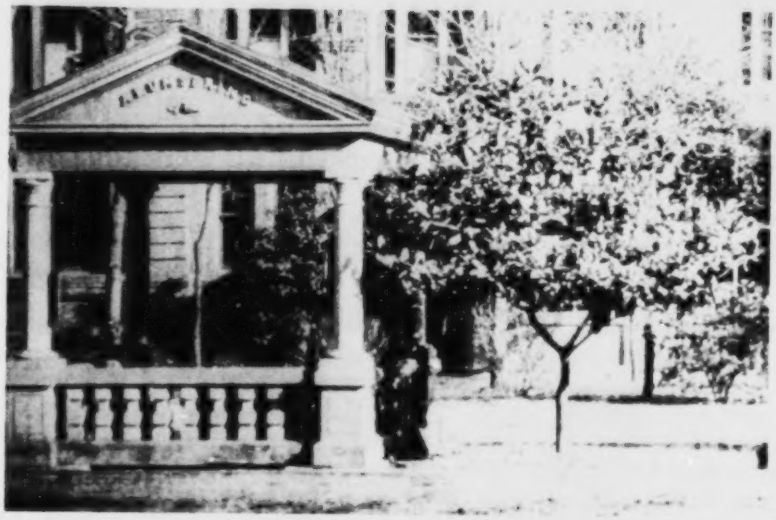

Figure 22. Alum Spring and pavilion, date unknown (Source: Hot Springs National Park)

The transition from the formally defined landscape spaces to the sodded mountainside above the upper terrace was accomplished by treating the landscape in the English gardening style typical of American landscapes prior to the 1890s. Both the informal layout of trees and the predominance of plant materials in this style provided the required effect. In addition to the careful definition of landscape spaces, Stevens' planting plans used a combination of exotics, subtropical plant materials, vines, raised-massed floral plantings, and native trees such as American holly, walnut, and black gum to complete this design. Stevens recommended judicious thinning of existing trees to restore natural woodland effects and open up vistas of Hot Springs Mountain.

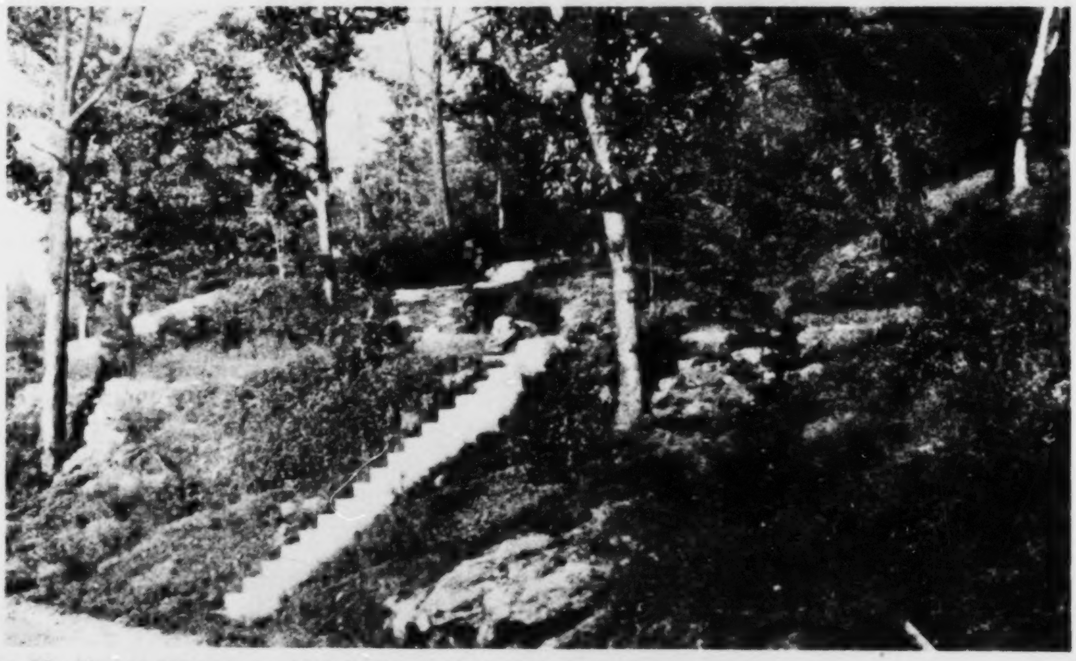

Figure 23. Upper terrace on Hot Springs Mountain, looking northeast at informal plantings, 1898 (Source: *Report of the Superintendent*, NPS 1878-1921)

By 1900, 3-½ miles of roads had been built on Hot Springs Mountain, the largest of the three landscape spaces. Stevens designed these mountain roads and trails to be both scenic and easily maintained and to follow the natural topography of the mountainside. Attractive stone bridges and retaining walls were also built on the mountainside during the 1890s project.

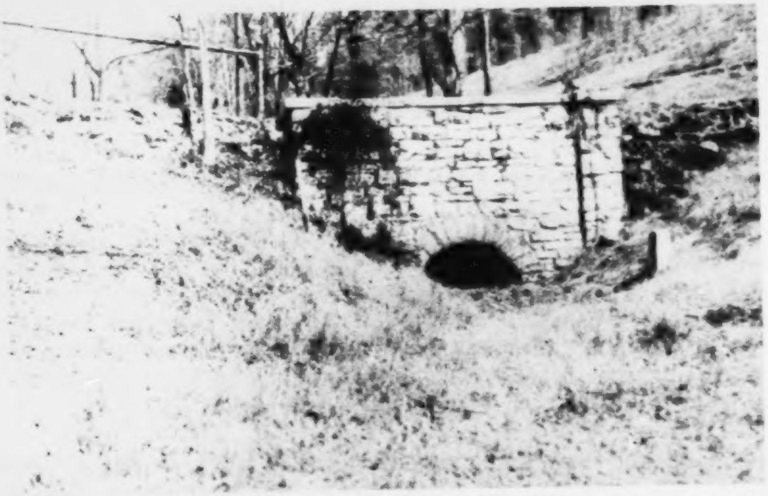

Figure 24. Stone culvert on Hot Springs Mountain, date unknown
(Source: Hot Springs National Park)

Construction of the larger and more architecturally distinctive bathhouses between 1911 and 1922 compromised Stevens' upper terrace parks, both spatially and functionally. Supply road alignments were shifted uphill as tufa slopes were cut back to make room for the new structures.

Entrances between bathhouses that provided access to the upper terrace from the promenade were narrowed, and their architectural prominence was lessened.

Under Stevens' development scheme, each of the four upper terrace parks were strong spatially and tended to function separately. While the overall space was linear in nature, the separate park units lacked a common axial element to connect them. The supply roads and mountain scenic roads that traversed the parks provided only a weak connecting element.

Early in the 1930s the third period of general development planning for Bathhouse Row was initiated. This plan called for the formal development of the upper terrace with a hot water cascade area and a new promenade that had large architectural entrances on either end. After several years of plan revisions and delays, the grade for the Grand Promenade was constructed the length of the upper terrace. It was formal in style, with long tangent sight lines.

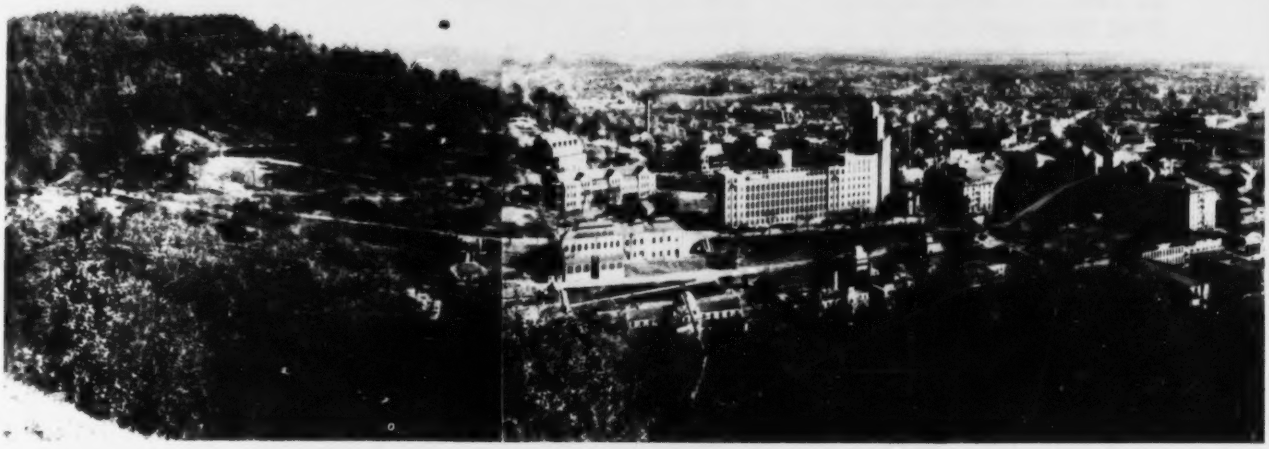

Figure 25. Bathhouse Row and upper terrace with promenade grading completed, ca. 1937

Axial development of the promenade provided the architectural link needed between Stevens' park units on one hand, and on the other it diminished their spatial integrity. To attain flat grades and straight alignments, the character of the south and tufa park units was altered by excavation of tufa and sandstone outcrops. Extensive planting of trees and shrubs along the promenade further altered the spatial openness and enclosure of Stevens' design. For a comparison of the Bathhouse Row landscape just prior to and after construction of the Grand Promenade, see plans B and C.

With the above-mentioned changes in spatial character along the upper terrace, Stevens' delineation of the four parks was no longer functionally appropriate. With the completion of the Grand Promenade, the upper terrace was consolidated into a single landscape unit. Therefore, rather than Stevens' five park landscape units, the landscape now consists of two units, the lawn park and foreground park (Grand Promenade).

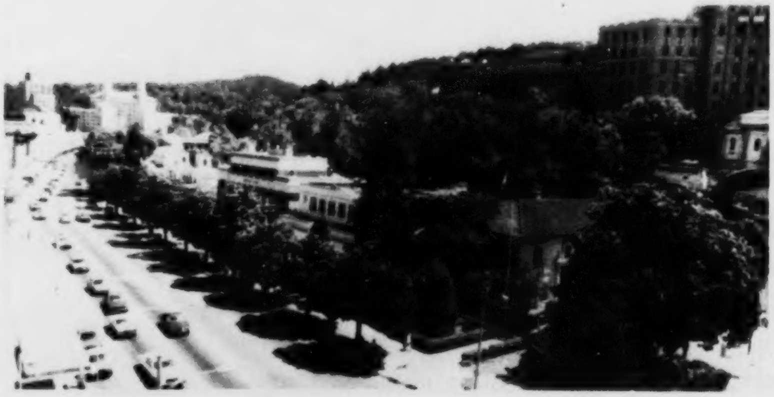

Figure 26. Lawn park, looking north, 1970s (Source: Hot Springs National Park)

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Existing Landscape Description and Inventory

The study area has been organized into the following units and subunits for the purposes of discussion:

- Lawn Park Unit
  - Magnolia Row
  - Bathhouse Lawns
  - Maurice Display Springs
  - Main Entrance
  - Display Springs
  - Arlington Lawn
- Foreground Park Unit
  - Grand Promenade
  - Open Lawn Bays
  - Open Woods

Lawn Park Unit – Magnolia Row and Bathhouse Lawns (Fig. 27) and Maurice Display Springs. Today, as people use the Magnolia Row walkway to take a stroll or access specific buildings along the row or another part of town, they experience a formal landscape with regularly spaced pruned plantings, flat groundplane and rectilinear walkways, and a strong sense of direction and focus. The building facades and magnolia trees dominate the scene. The sight, smell, and noise of vehicles on Central Avenue remind them of the urban setting.

Over the years, the function and use of the area has remained constant, while the traffic on adjacent Central Avenue has increased to its current distracting and dangerous level. The building facades and magnolia trees are important visual and spatial elements in the downtown area. The visual image of the space, especially the building facades and magnolias, is an important part of the downtown image, and the magnolia trees are a visual and cultural symbol for the area. Even though only one bathhouse, the Buckstaff, currently offers traditional baths, the emphasis on health and providing for the mobility-impaired are still important objectives for Bathhouse Row.

The row of magnolia trees has been a consistent landscape element since it replaced the row of Lombardy poplars in the 1890s. Since it was installed in 1914, the hedge in front of the bathhouses on the edge of the bathhouse lawn has also been a consistent element, although some modifications have been made over the years, such as the development of a double row of hedges along either side of the magnolia planting strip during the 1930s. Deciduous flowering shrubs along the building foundations have been an important landscape element since the 1930s – unpruned and full in the 1930s, but pruned and more formal today. Display flower beds were present in some locations within the lawns at the turn of the century, but there is no evidence of them during later periods.

The basic spatial organization of the area between the bathhouses and Central Avenue has also remained constant. The building facades, the form and spacing of the magnolias and of the hedges, and the presence of foundation plantings are all consistent elements. Magnolia Row has class I historical integrity (the highest level of integrity as defined in *Technical Report #1* [NPS 1985a], see appendix A). The bathhouse lawn area is in class II due to changes in the historic planting, such as the introduction of holly trees in the lawns. Both areas are included in management class I, indicating their sensitivity to alteration.

Within this subunit, the administration building lawn area shares many characteristics with the bathhouse lawn/Magnolia Row area while also providing a distinct space for social interaction and communicating the Park Service presence on a busy street corner (fig. 28). Although the layout is formal, with the same formal elements of magnolias, hedges, lawn and foundation planting present, some informal planting, such as the ground cover on the

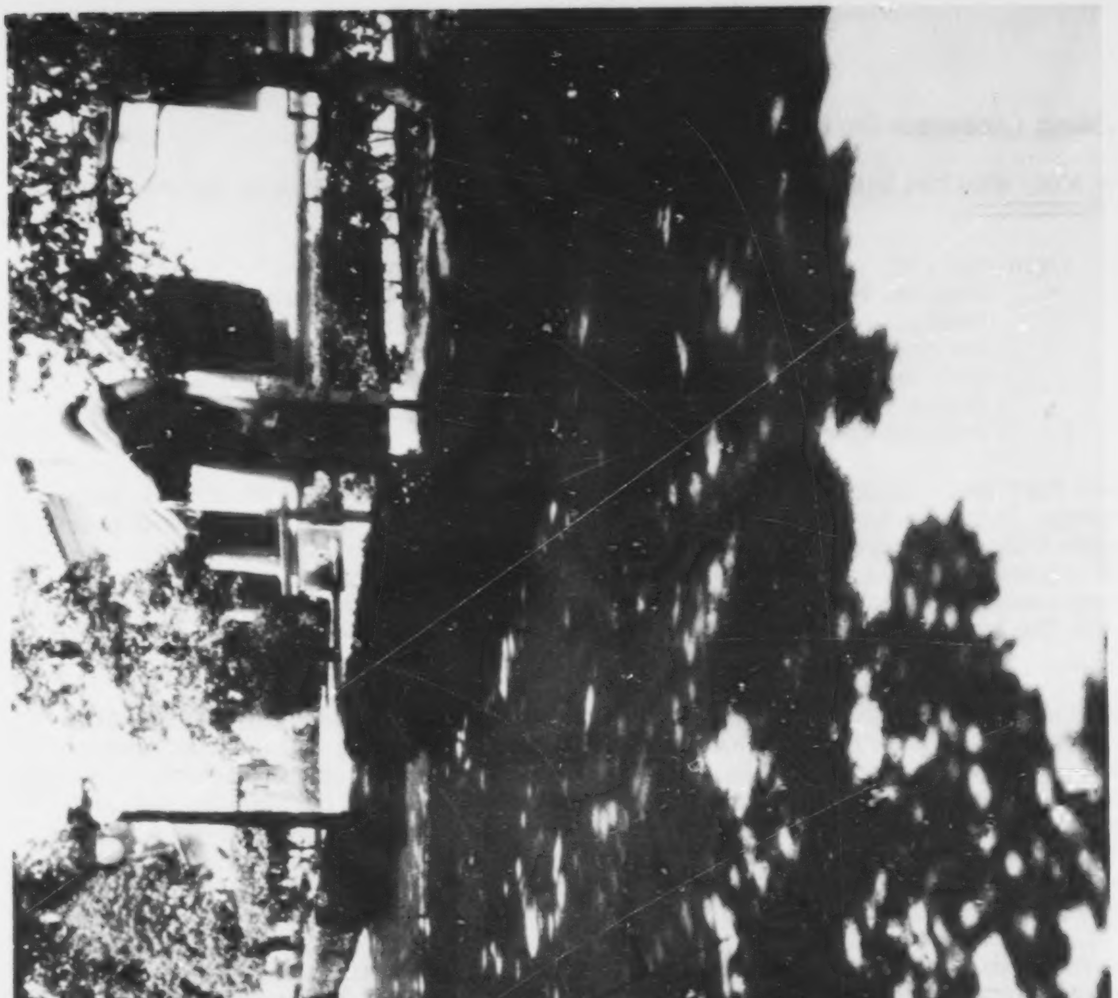


Figure 27. Bathhouse lawns and Magnolia Row, 1980s

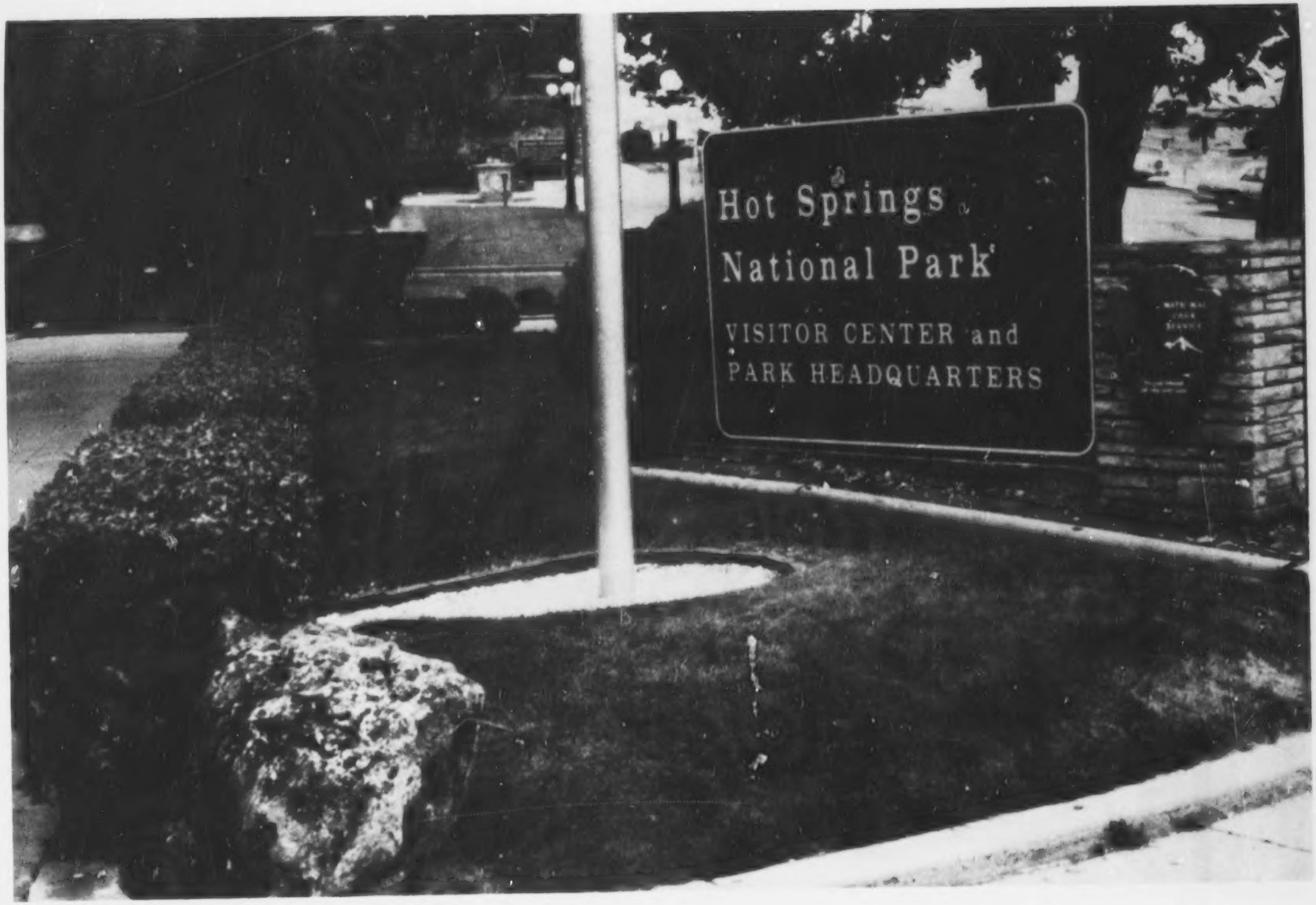

Hot Springs
National Park
VISITOR CENTER and
PARK HEADQUARTERS

Figure 28. Administration building area, 1980s

south edge of the lawn, is incorporated. The area is more open; the lack of magnolias on the outside of the walk and the lack of hedges on the outside of the lawns allow for views in and out of the space. Park visitors gather in the fountain plaza in front of the building entrance and can look out into the street a few feet below. Right on the corner, the U.S. flag and park entrance sign identifies it as a public space.

Since the 1930s, when the original pumphouse building was remodeled and the existing landscape design with lawns and fountain was established, the use and appearance of this area has remained constant. Primary functions have consistently been providing an interface between park and city, providing for circulation and social gathering and providing an identification spot for the Park Service. Apart from minor design changes, such as replacing the walkway between the entrance and parking lot with lawn, the site looks the same. Two large magnolias dominate the scene, and hedges, shrubs, and flowers delineate space and add visual interest. Preservation of these consistent elements and relationships is critical to maintaining the area's historic integrity. This area is included in management class I and is visually accessible and sensitive to alteration.

The small seating and viewing area developed around the Maurice Springs, located between the Hale and Maurice bathhouses, provides a relatively quiet space that is separate from the main circulation flow. The confinement of the waters of Dripping and Hale springs, the high retaining wall, and the lack of large trees and shrubs give this space a formal, structured character. From the walkway to the springs, looking east, visitors can readily see the transition from formal to informal design and planting. The function of the space has not changed since the 1890s, and the existing basic design elements – the hedge-lined walkway, the stairs and railing up to the seating area, the contained springs, the light standards, and the tufa slope – all date back to the turn of the century. The light standards and railing were reintroduced as part of a reconstruction in 1982 and are not strictly continuous elements. The recent plantings in front of the rock wall and the changes in planting on the terraces above the springs (more shrubs and less ground cover) are the only nonhistoric elements.

The narrow areas between bathhouses have changed little since the buildings were constructed in the 1910s and 1920s. Electrical transformers installed in 1986 are the only historically inconsistent elements. Planting in these areas has consistently been made up of intermittent shrub plantings, which allow partial views between Magnolia Row and the promenade.

Lawn Park Unit – Main Entrance and Display Springs. Today the main entrance consists of a formal, symmetrical, partially shaded walkway off Magnolia Row that leads to the shell fountain/balustrade (fig. 29). The core of this subunit is the walkway from the eagle pylons to the balustrade, but the space extends visually across Central Avenue to the west and up the slope of Hot Springs Mountain to the east. When people turn into the main entrance from Magnolia Row, their experience changes – they are now in a vertical, enclosed space dominated by hard features such as building walls and paving. Views are restricted in the core of the space only; as people approach the balustrade, they can see out to the Display Springs and up the promenade ramp. As people approach the pylons, the view opens up to Bathhouse Row and Central Avenue. Walking up the balustrade, visitors directly experience the original materials and design of a historic feature and can see the main entrance space from a different perspective up on the observation terraces. At this point, the main entrance as transition between Bathhouse Row and the Grand Promenade becomes clear.

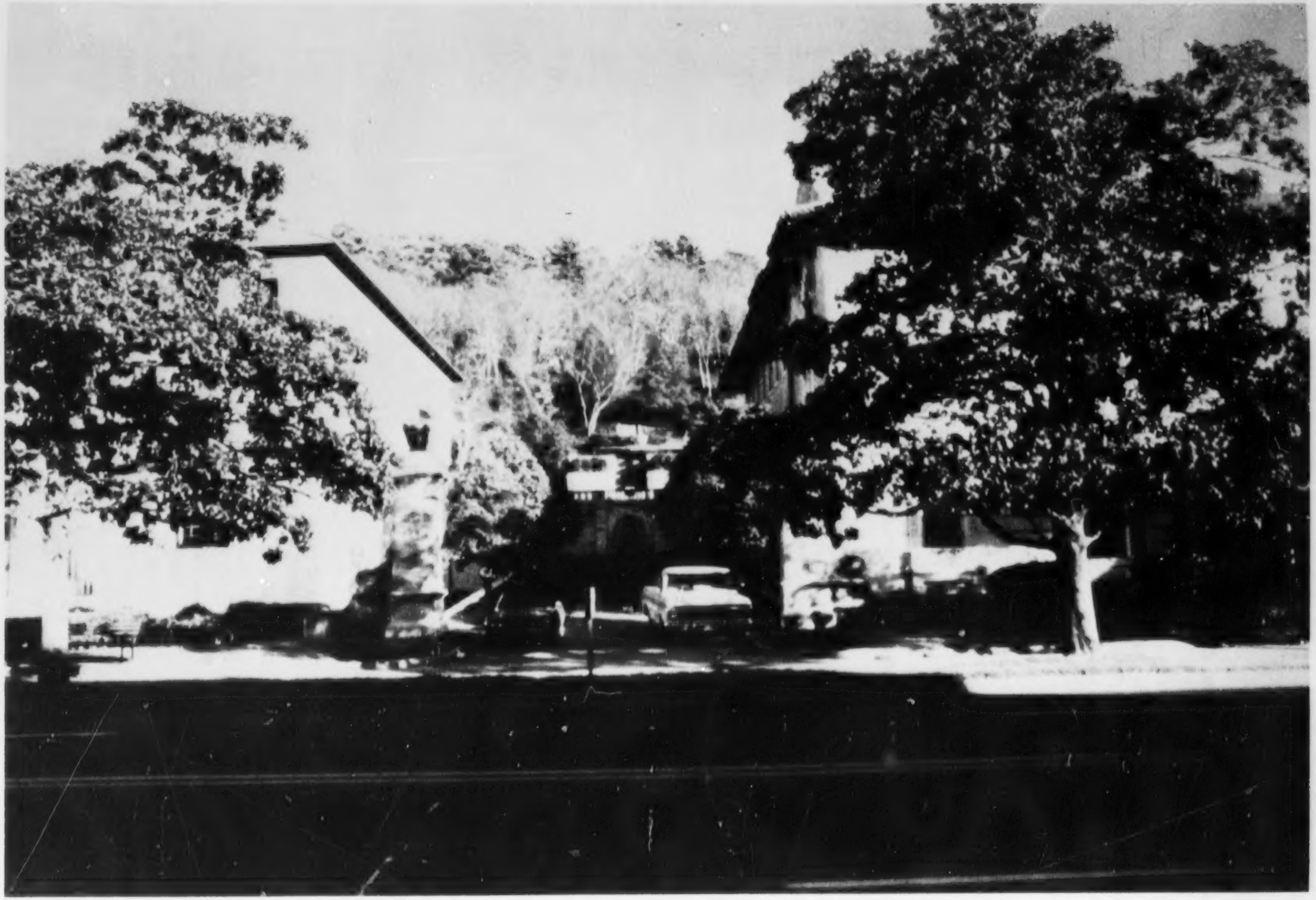


Figure 29. Main entrance, 1980s

Over the years, the basic structure of the space – the buildings, walkway, and balustrade – have remained constant, but the function and features of the space have changed. The function has changed from primarily automobile access to pedestrian and service vehicle access. The dirt road is now paved, and planting strips with lawn and holly trees have been added, hence narrowing the path and emphasizing spatial verticality. The sight line on the axis from east to west has been diminished with the removal of the visual focus (the bandstand/pavilion) on the east end. The exedra area and bandstand/pavilion location no longer function as major nodes of social interaction. The bandstand/pavilion was removed in the 1930s and replaced with informal seating, and the exedra area fountains and paved area have been replaced with lawn and seating. Five-globe lights similar to those along Magnolia Row were incorporated into the main entrance during the 1920s and 1930s and have since been replaced with single davit-arm standards similar to those along the promenade. One consistent element has been the presence of flowering plants or annuals in the balustrade planters. Due to the changes in function and design features, this area has class II integrity. However, it is included in management class I because of its visual accessibility.

Just to the north of the balustrade is the Display Springs area, where visitors experience spring water in a seminatural setting that is in a relatively quiet, shady area out of the main circulation flow (fig. 30). In the cooler months, the hot water vapors are visible and add to the sense of naturalness. Vegetation is dense on the north slope and thins out to the east and south, allowing views up to the promenade and Stevens' Balustrade.

The grass groundplane has been replaced over the years, first with asphalt and then with brick and concrete paving. Trees and shrubs have grown up on the once open slopes, and seating and lighting have added structure. The naturalistic spring treatment, with free-flowing water and pools and its function as a relatively cool, quiet place to sit, has remained consistent. Since the removal of a paved path that led through the space between the main entrance and the Maurice, the area has provided seating that is separated from the circulation flow. The gradual transition from more to less naturalistic design and the juxtaposition of the natural and artificial elements (the tufa and the paving and site development) are also consistent. This area is rated high in historical integrity (class I) and is also included in the most sensitive management class (class I).

Lawn Park Unit – Arlington Lawn. After the Arlington Hotel burned and was rebuilt on the other side of Fountain Street, the Arlington Lawn area (fig. 31) was acquired for park and landscape purposes in a land exchange. A system of 6-foot-wide white gravel paths was established by the hotel by 1925, and the bronze plaque was installed in de Soto rock in 1932. In the following decades, elements on the perimeter of the lawn were added or changed while the open lawn remained virtually unchanged. The heat exchanger and cooling system structures were installed in the late 1940s and early 1950s, fenced, and partially screened with vegetation in the early 1960s. The original Hoke Smith fountain was replaced with the existing, smaller feature in 1943. A flagstone path was developed around de Soto rock, and the existing hot water cascade area was established in 1983. The existing earth stage was established in the 1970s. As a result of gravel encroachment on the lawns and service vehicle use, the gravel paths gradually widened. The row of regularly spaced deciduous trees and shrubs on the east side of the Magnolia Row walkway, present in the 1930s, has gradually been reduced to a row of more widely and intermittently spaced trees and shrubs with only a few trees present.

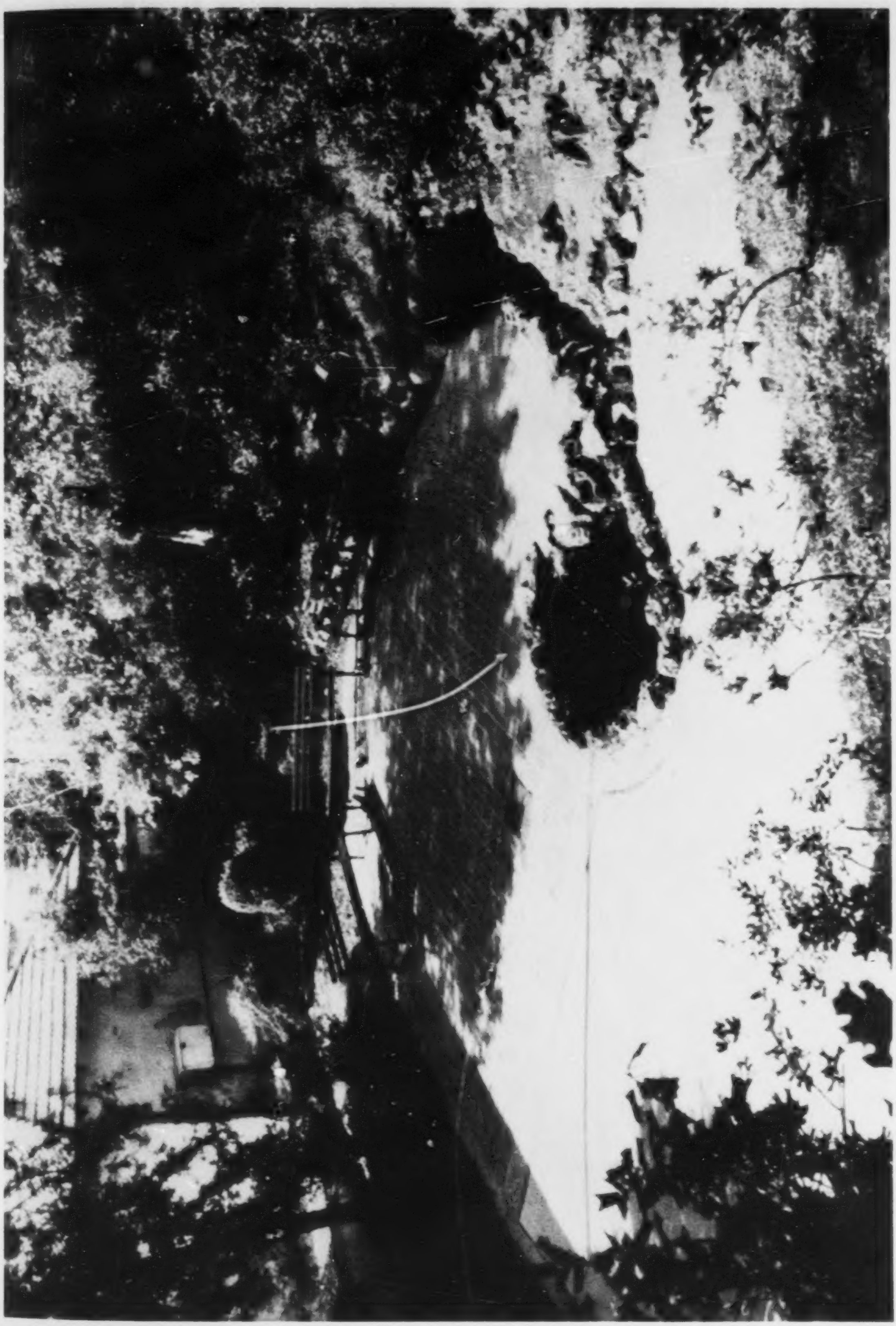


Figure 30. Display Springs, 1980s

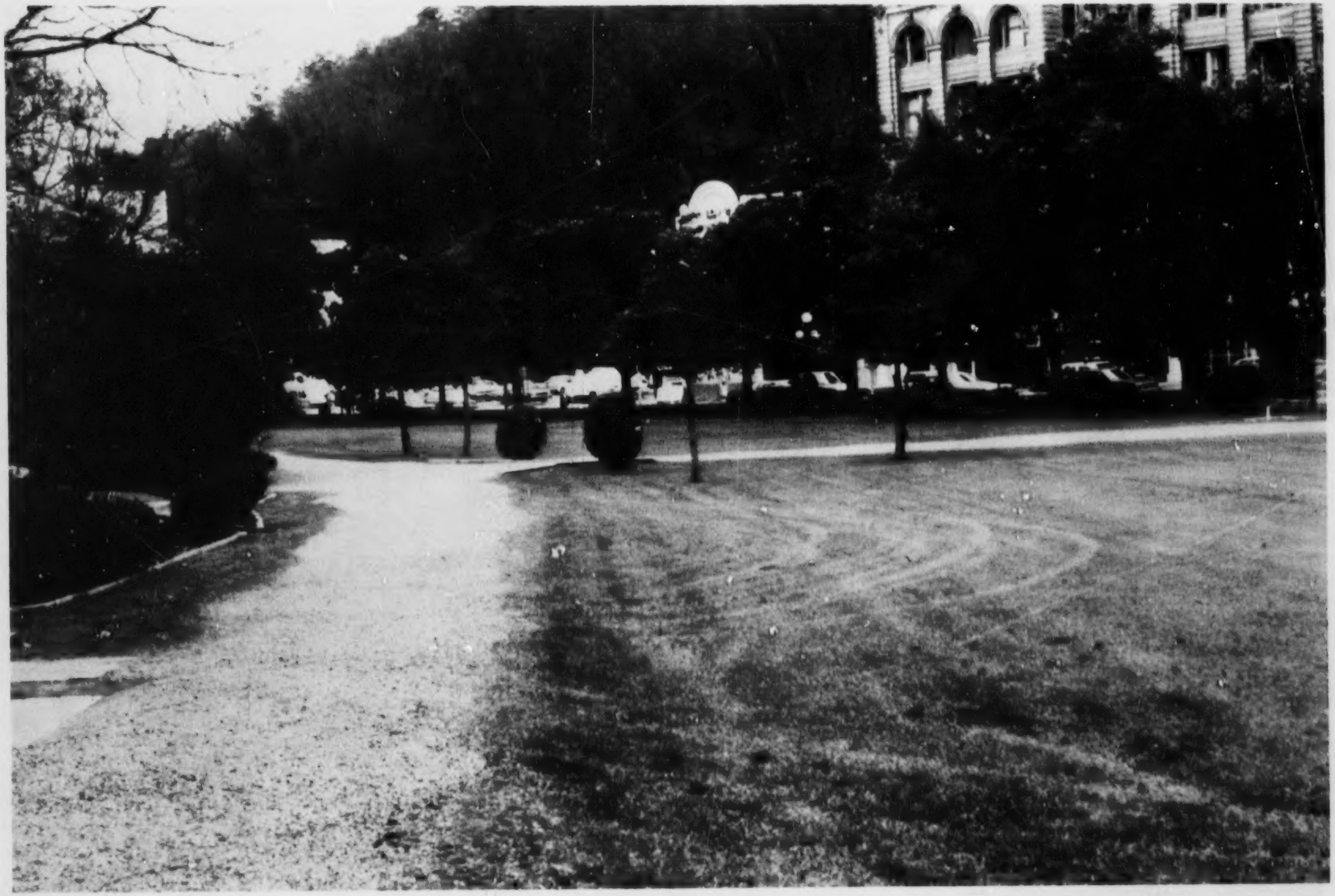


Figure 31. Arlington Lawn, 1980s

The basic function and nature of the space has remained constant. The lawn provides an open, informal space for events and gatherings – a landscape that contrasts with the streetscape hard edges and more constricted linear spaces of Bathhouse Row. The lawn serves as a forum or a commons – as the city's front yard. As such, the maintenance of the open lawn areas is critical. Also important for the preservation of the historic scene and spirit of the place are: the basic layout and appearance of the walks, including the tufa trail up to the promenade; the hedge, magnolias, and lights on the west; the feature/activity node where the existing cascade, earth stage, and de Soto rock are located; the presence of a hot water cascade; the seating areas with historic-appearing benches; and naturalistic planting on the slopes and rock walls.

The slopes and vegetation of the transition areas function as visual and spatial buffers between Bathhouse Row and the promenade (fig. 32). The only part experienced from within by visitors is a section along the tufa trail, the foot trail connecting the Arlington Lawn with the promenade. Maintenance structures and remnants of walls and foundations can be found in the transition areas behind some of the bathhouses. The basic spatial configuration of these areas has remained the same since they were established because of cuts necessary for construction of the original Arlington Lawn and the larger bathhouses and cuts and fills necessary for the construction of the promenade. Over the years, the slopes have gradually filled in with trees, shrubs, and ground cover. Even though the transition areas are in management classes II and III, indicating that change to the landscape is not as critical here as in other sections of Bathhouse Row, the basic configuration of the slopes and the presence of the existing vegetation, the cut-stone retaining walls, and the remnants of previous structures are important to maintaining the function and historic integrity of these areas.

Foreground Park Unit – Grand Promenade. The promenade provides visitors with a pleasant, mountainside environment away from traffic where they can stroll, jog, socialize, sit and watch, and generally enjoy the outdoors (fig. 33). The mix of enclosed tree-lined spaces and spaces opening out to adjacent lawn areas, of near and distant views, and of paving patterns and water features combine to provide a walk with visual interest and spatial variety. Small interpretive signs identify plant specimens and various natural resource features along the way. The promenade was developed for the enjoyment of convalescents, and wheelchair access was planned for and incorporated from the earliest stages. Resulting from an assumption of that era (1930s-1950s) that wheelchair users have attendants, ramps were developed that do not meet today's accessibility standards. Existing access ramps have slopes from 7-9 percent with no landings. Although the basic spatial structure and planting on the promenade have remained constant, changes have been made to individual site features. The brick paving has been reset (with an underlying concrete base added), the once-open Ral Spring has been covered over, and the original fountain at the north end has been replaced with a more contemporary feature.

Elements critical to preserving the historical integrity of the promenade include: the layout and paving pattern of the walk and entrances; the seating and overlook areas; the presence of water features at each end and along the length of the walk; naturalistic planting with visual variety. (some areas are open with views, including the area above the main entrance, and some areas are enclosed with tree canopy overhead); handicap access; social interaction nodes (e.g., checkerboards near the Reserve Street entrance and main entrance terraces); and the pattern of existing vegetation.

Figure 32. Transition area, 1980s

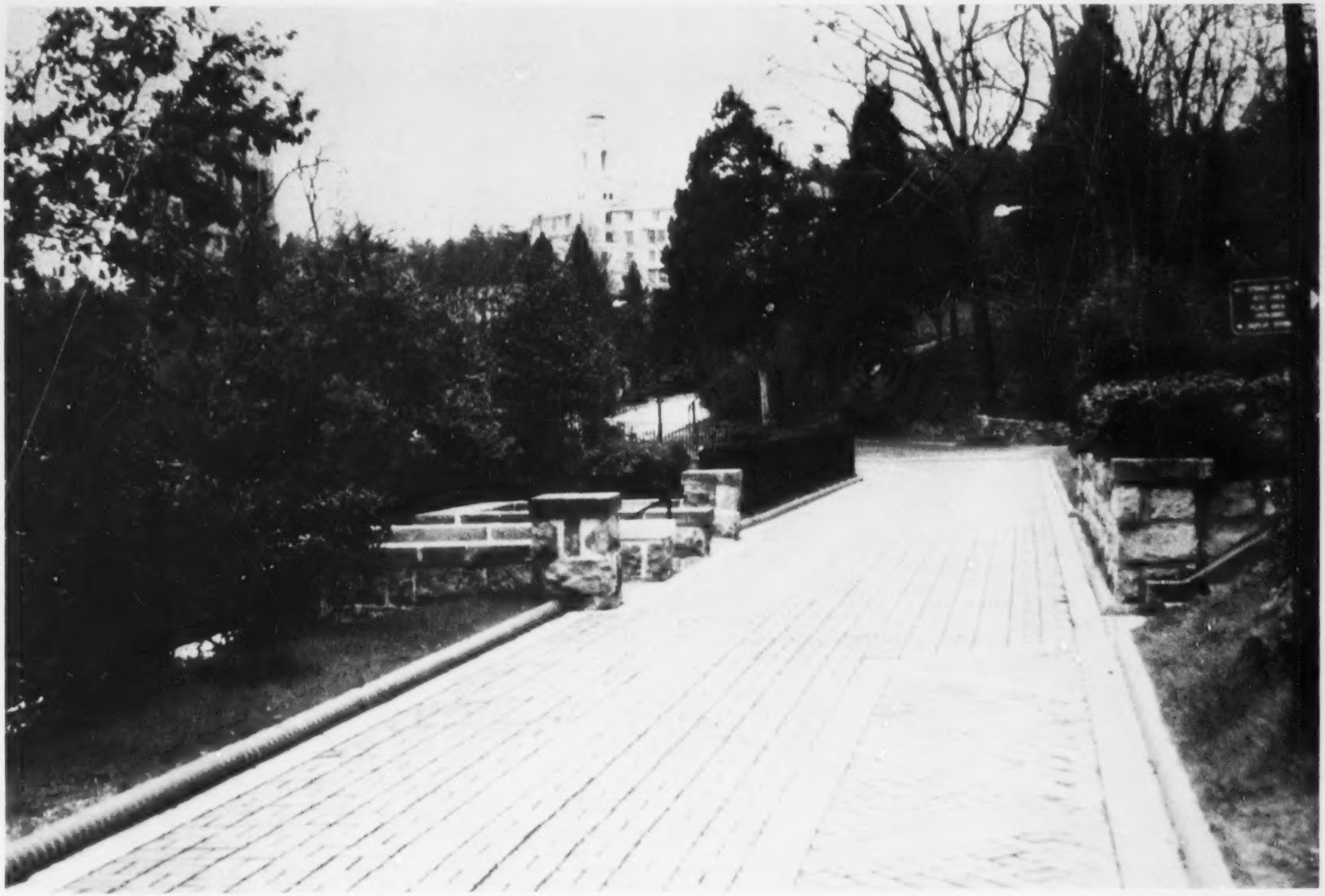


Figure 33. Grand Promenade, 1980s

Foreground Park Unit – Open Lawn Bays and Open Woods. The open lawn bays and open woods areas east and west of the promenade work together to provide a transition between the designed landscape of Bathhouse Row and the promenade and the more natural Hot Springs Mountain (figs. 34 and 35). The existing pattern of vegetation that provides contrast between open and enclosed areas, the spatial configuration and presence of benches in the open lawn areas, and the trail system that provides a variety of difficulty levels are all historically consistent elements important to the landscape's historic integrity.

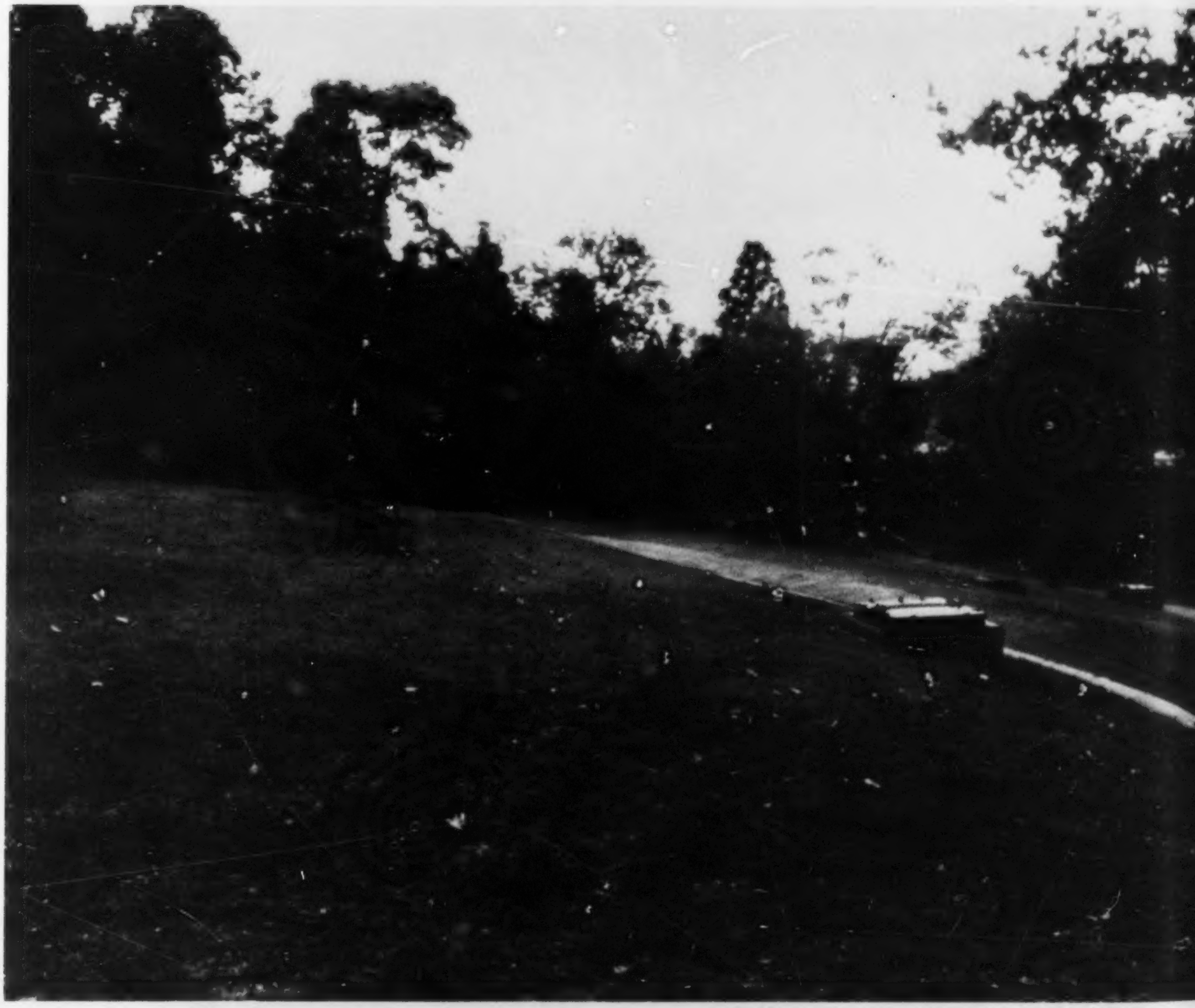


Figure 34. Open lawn bay, 1980s

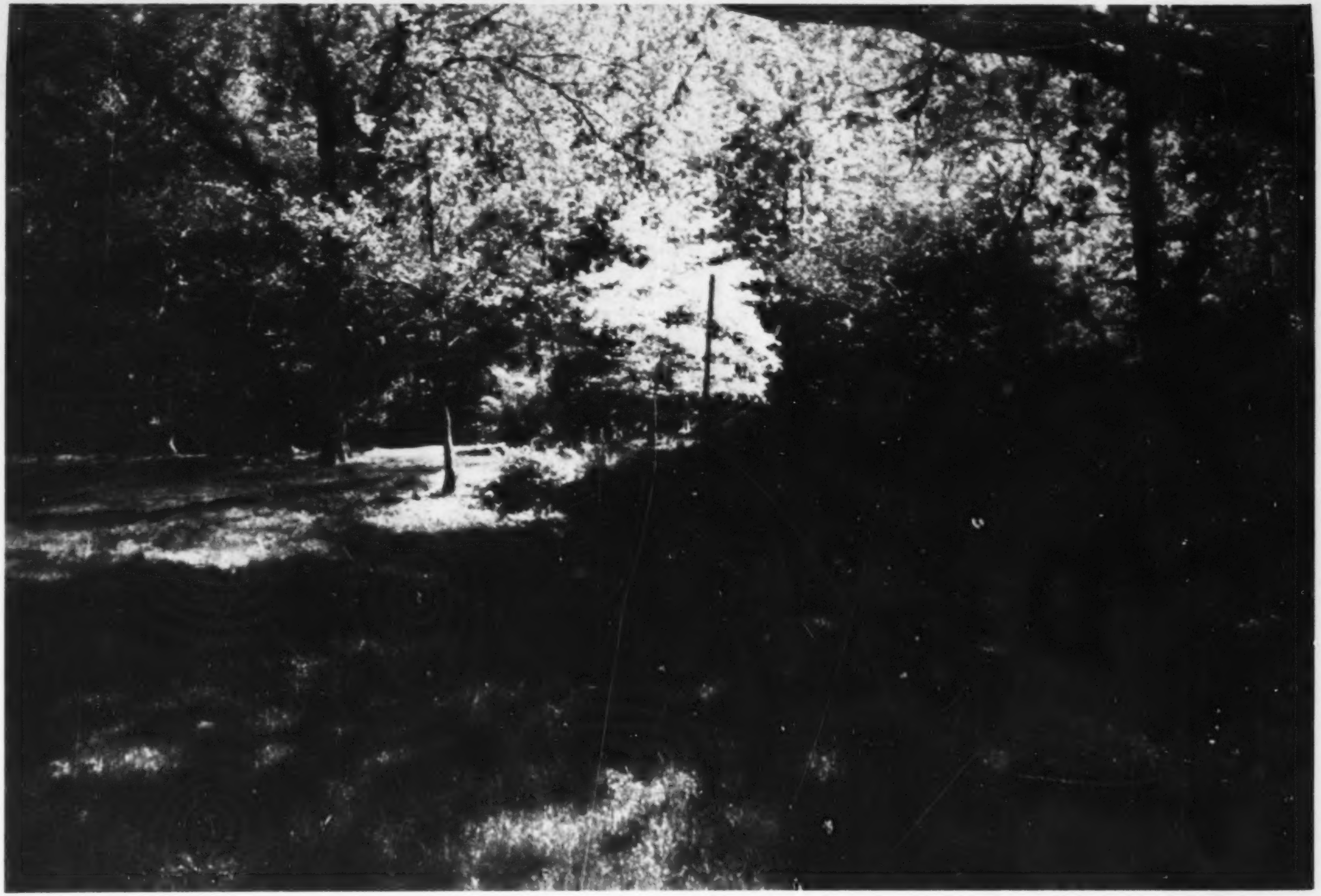


Figure 35. Open woods, 1980s

GOALS AND OBJECTIVES

Goal 1: Ensure that the spirit and integrity of the historic landscape continue into the future.

The LMP calls for the preservation and maintenance of the spirit of the place through landscape renovation, not for strictly preserving existing conditions or restoring the landscape to a specific historic period. Spirit of place refers to the historical feel and meaning of the landscape, which is experienced by contemporary visitors, that is a result of the combined evolution of the use, function, meaning, symbolism, identity, and emotional content of the landscape. Landscape elements significant to the spirit of the place are those that have remained consistent through time – since the major design concepts were developed – to the present. The spirit of the landscape should be preserved and maintained through landscape renovation, as discussed in the GMP, because renovation refers to the renewal of life and vigor and is the term most appropriate for a living, dynamic landscape with plant materials. Through renovation, the landscape will be enhanced for contemporary visitors and contemporary uses by preserving existing elements important to the historic integrity and spirit of the landscape; where necessary to preserve landscape function and use, contemporary elements compatible with the historic integrity will be introduced.

> **Objective 1** – Preserve existing landscape elements critical to historic landscape spirit and integrity.
>
> Although Bathhouse Row has seen a continuum or gradual evolution of change, the 1890s and 1930s are defined as the major periods of site planning that contributed significantly to landscape development. The objective is not to restore to either period but to use these periods as reference points in determining landscape integrity – i.e., in determining what elements that were part of the initial design are still present. The more an existing landscape subunit meets its historically planned function, with the least modification to planned arrangements of plant materials and architectural elements, the greater the historical integrity and resulting significance attributable to that subunit. Historical integrity is then a measure of the similarities between the present landscape and the extant landscapes of the 1890s and 1930s periods.
>
> **Objective 2** – Ensure that all additions and/or alterations to the landscape are historically compatible.
>
> In areas where historic integrity and spirit of place have been diminished, elements added to enhance integrity and spirit should be compatible with historic elements. Different time periods may be used as reference points for different subunits. "Historically compatible" elements will be either similar in scale, materials, form, line, color, and texture to existing historical elements or will be elements that have historic precedent, i.e., elements that occurred at some point in the past but are no longer present. False historicism in site details and furnishings will be avoided; that is, elements that look like historic elements and may be confused with actual historic fabric will not be introduced.

Objective 3 – If this action is not a more severe impact than what already exists, remove or screen existing incompatible elements and mitigate adverse impacts caused by incompatible additions and alterations that cannot be avoided.

Examples would be partial screening of existing transformers in the side lawns and sensitive location and screening of any future utility structures.

Objective 4 – Maintain a cooperative relationship with the city of Hot Springs and private interests to encourage compatible adjacent land uses and feature design.

Goal 2: Enhance visitor experiences; enhance their enjoyment and understanding of the resources.

Objective 1 – Clarify and enhance site orientation to increase visitors' awareness of available experiences.

Objective 2 – Develop new and modify existing water features and other site features to increase the effectiveness of the interpretation of the resources.

Objective 3 – Develop a dedicated supply of water to existing and proposed water features.

Objective 4 – Provide state-of-the-art access for mobility-impaired visitors throughout the site wherever feasible and appropriate, and enhance experiences for the sensory-impaired.

Objective 5 – Enhance general recreation use of the Bathhouse Row area.

Encouraging nighttime use and generally improving the visual appeal of the area are examples of enhancing general recreation use.

Objective 6 – Maintain and promote compatible existing uses.

Offering the traditional baths at the Buckstaff is an important existing compatible use.

Goal 3: Through appropriate design, satisfy other important needs related to use of the study area.

Objective 1 – Provide for visitor safety.

Objective 2 – Satisfy applicable standards.

Objective 3 – Permit and provide for logical functions.

PROCESS

Figure 36 illustrates the process for planning and designing the Bathhouse Row area and shows how the LMP guidelines fit into the overall process. The previous "Existing Landscape Description and Inventory" section and the following site analysis (Plan D) comprise the analysis part of the process. Examples of how different options are evaluated can be found in appendix A. The actual design guidelines make up the body of this plan, and these guidelines will direct the comprehensive and detailed design work that follow.

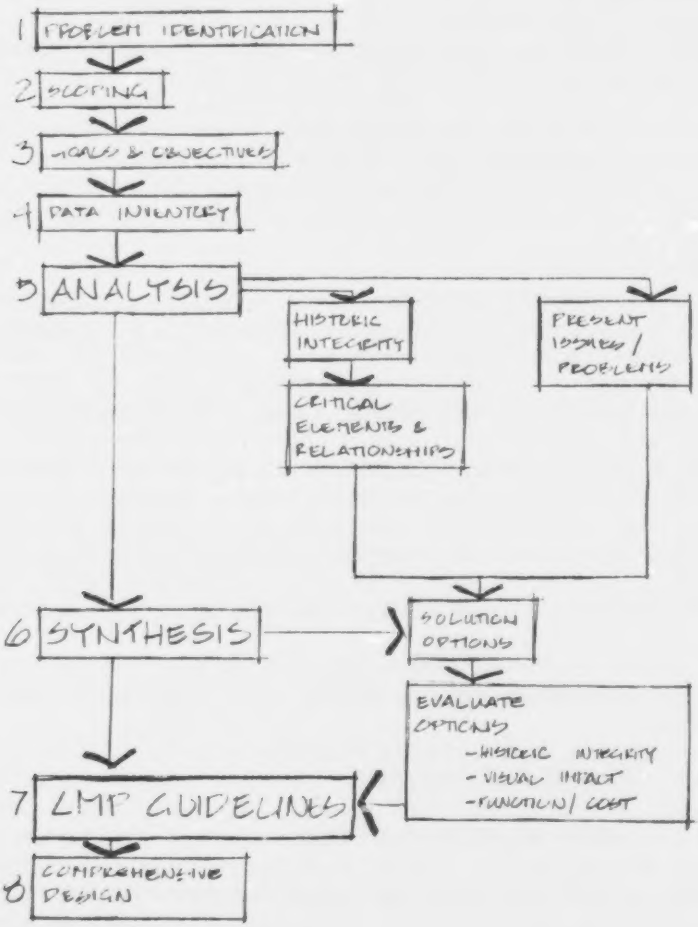

1 PROBLEM IDENTIFICATION
2 SCOPING
3 GOALS & OBJECTIVES
4 DATA INVENTORY
5 ANALYSIS
HISTORIC INTEGRITY
CRITICAL ELEMENTS & RELATIONSHIPS
PRESENT ISSUES / PROBLEMS
6 SYNTHESIS
SOLUTION OPTIONS
EVALUATE OPTIONS
-HISTORIC INTEGRITY
-VISUAL IMPACT
-FUNCTION/ COST
7 LMP GUIDELINES
8 COMPREHENSIVE DESIGN

Figure 36. Process flow chart

MAPS

TRANSPOSED TO

END OF VOLUME

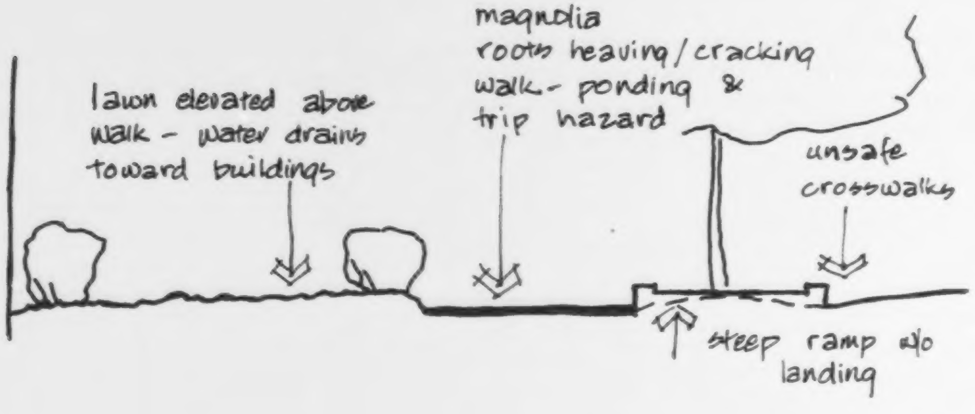
PLAN AND GUIDELINES

Design guidelines are presented by subunit and deal with groundplane, vegetation, and site feature issues separately. Work undertaken in the Bathhouse Row area should have no adverse effect on the hot springs, and archeological assessments should be done prior to any new ground disturbance. Sketches show suggested design guidelines, not final design solutions.

LAWN PARK UNIT

Bathhouse Lawns and Magnolia Row

Groundplane. Existing problems are illustrated in the sketch below.



lawn elevated above walk - water drains toward buildings
magnolia roots heaving/cracking walk - ponding & trip hazard
unsafe crosswalks
steep ramp w/o landing

Figure 37. Bathhouse lawns and Magnolia Row – existing conditions

To minimize site disturbance, underground utility work, regrading, and replacement or addition of paved areas needs to precede replanting. Installation of new water and other utility lines along the bathhouse lawns is planned and will require a 4-foot-wide (maximum) trench east of the holly hedges (see Plan E for location). No sidewalks and few existing hedges will be disturbed because the existing corridor for thermal water distribution lines will be used. Any utility boxes installed in the lawn areas should be covered with enough soil (approximately 6 inches) to permit growth of sod over the boxes. These boxes should not be visible from the Magnolia Row walkway, i.e., they should be directly behind and screened by the holly hedges. Box surfaces should be painted medium brown (Wosky brown) to minimize their visibility.

During this disturbance, the existing holly trees in the bathhouse lawns just east of the Magnolia Row walkway should be removed (see "Existing Landscape Description and Inventory" section discussion of critical and noncritical elements for decision rationale). The existing magnolia trees in the Fordyce and administration building lawns are historic features and should not be disturbed. Holly hedge, foundation plantings, and magnolia trees that need to be removed should be removed when construction is being done in that area (see the discussion on vegetation and site features in the "Main Entrance/Display Springs" section for discussion of planting removal and replacement).

Because of existing cracks, differently colored and textured patches, and uneven surfaces that cause water to pond, the entire length of the Magnolia Row walkway and curbing needs to be replaced. The surface of the new walkway should be of nonslip concrete and of uniform color and texture throughout, drain away from the street, and have the same joint-scoring pattern that currently exists. Brick paving should not be used along Magnolia Row or anywhere within the lawn park unit because there is no historic precedent for the use of brick in this area.

Because raising the existing walkway surface (even up to 6 inches) would not appreciably reduce the grade difference between the walk and bathhouse entrances, would cause more floodwater to collect on the west side of Central Avenue, would be historically incompatible, and would not be necessary to provide more root space for the magnolias, the walkway should be replaced at its existing, historic grade. Existing plan view layouts, locations, and widths of the Magnolia Row walkway and building entrance walks should be maintained, except in cases discussed below.

Existing drainage sumps along the Magnolia Row walkway are nonfunctional and should be replaced with trench drains, which will divert runoff directly down into the creek arch. These drains should be installed on the east side of the walkway and run north-south to minimize visual impact and disturbance to the magnolia roots.

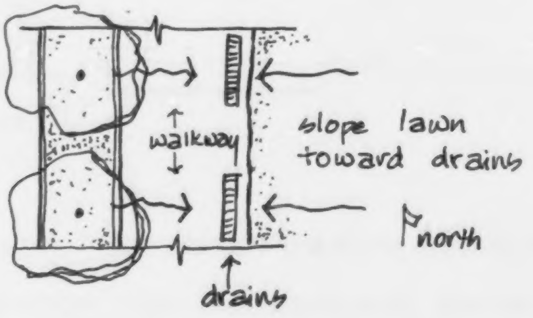


Figure 38. Magnolia Row drains guideline

Existing inlets that once carried runoff through the planting strip and out into the street are no longer functional but can be retained. Bathhouse lawn surfaces need to be regraded to drain away from the buildings where grades are below basement windows; window wells should be installed. Approval and clearance from regional cultural resource specialists would be required before window wells are installed. A level appearance and smooth elevation transitions between adjacent buildings need to be maintained. Vertical differences between the lawns and the walkway should be minimized. Although regrading will make the bathhouse lawns look somewhat different than they do now, regrading will convert the lawns back to a state more in keeping with the original design intent.

MAPS

TRANSPOSED TO

END OF VOLUME

Although some degree of service vehicle access along Bathhouse Row is necessary, it should not compromise the historic integrity of the landscape or the structures. Park and lessee service vehicles should access the Magnolia Row walkway from the corner of Central and Reserve avenues or the corner of Central Avenue and Fountain Street (see Plan E). Cushman-type vehicles or handcarts should be used to access the buildings themselves. Existing walks, handicap access ramps (see section below), or, if necessary, grasscrete paths should be used. Grasscrete paths should be located to minimize visual impact. Developing paved or grasscrete driveways across bathhouse lawns or the Arlington Lawn should not be allowed. Altering building facades for truck access should not be permitted. If rear access is necessary, existing walks should be used if at all possible. Existing walks can be widened if necessary (to 48 inches maximum); in all cases the relationship between the walk and the hedge is more important than the exact width of the walk (see fig. 39).

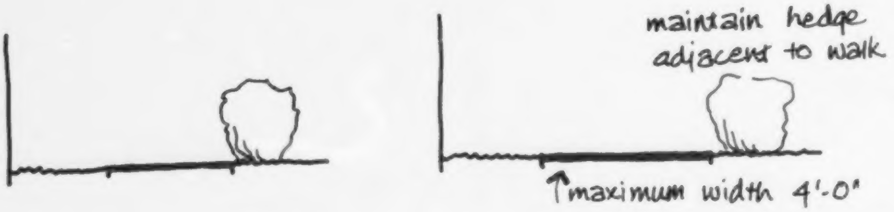


Figure 39. Hedge/walk relationship guideline

Where new paths have to be constructed behind buildings, the steep slopes will need to be stabilized with retaining walls, and spring and seep water will need to be diverted away from building basements and foundations.

Ensuring access for mobility-impaired visitors has been an important, historically consistent objective for Bathhouse Row. Access standards have changed since the existing ramps were constructed in the 1920s; however, these existing ramps and stair structures are a part of the historic scene and should be rehabilitated as necessary to maintain their historic appearance. Access to meet today's standards should be provided with new structures. Permanent ramps are preferred over lifts because they allow for greater user independence, do not require staff assistance or operation, are not susceptible to mechanical breakdown, and can accommodate several visitors at one time.

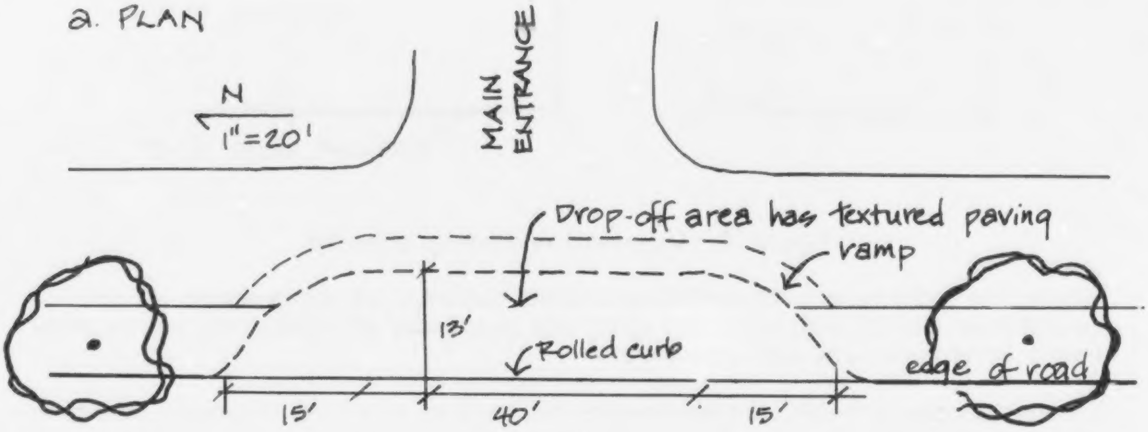
The process developed for the Fordyce sets the precedent for the other buildings along the row. Analysis of feasible alternatives should be conducted, using the NPS guideline *Accommodation of Disabled Visitors at Historic Sites* (NPS 1983) and *Handicapped Access Analysis, Fordyce Bathhouse* (NPS 1987a). All other solutions should be equally or more conservative in their impact on the appearance of building facades and lawn areas. The guidelines below should be followed when determining each access solution:

- Follow the Uniform Federal Accessibility Standards for ramp construction, including maximum slope 8.3 percent; double railing on slopes over 5 percent or when the distance between the ground and the ramp surface could be hazardous; 5-foot landings every 30 feet; and landings provided in front of doors (e.g., the Hale and Quapaw need door landings; see Plan D).

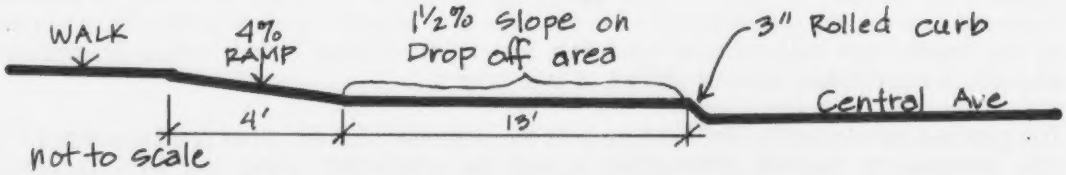
- Provide access to the front entrance while keeping the front lawn areas open and free of additional, nonhistoric architectural or planting elements, with the exception of lessee signs.
- Use foundation plantings, replaced in their historic relationship to the building, to partially screen or soften introduced, nonhistoric accessibility elements.
- Add only historically compatible elements (compatible in scale, form, materials, color, and texture); ramp surfaces should be concrete with nonslip surface. (See following vegetation and site features sections for a discussion of railings.)

Safe access for mobility-impaired visitors should be provided from parking areas to the buildings as well as into the buildings themselves. Curb ramps between parking areas and Magnolia Row and an auto drop-off area are needed to meet this requirement. A drop-off should be provided at the main entrance to serve visitors, especially disabled visitors, coming to the new visitor center and other locations along Bathhouse Row. Existing breaks in the planting strip currently used as drop-offs should be replanted.

a. PLAN



b. SECTION



Figures 40a and 40b. Main entrance drop-off guideline, plan and section

Although providing a drop-off in this location represents a substantial change from the existing scene, it is justifiable because the change represents a return to a design more in keeping with the original design intent (as is regrading the bathhouse lawns). The visitor center drop-off is proposed for the main entrance and not directly in front of the Fordyce entrance because there is historical precedent for this location. Between the 1890s and 1930s, the only place the planting strip was broken for auto access was directly in front of the main entrance (see plans A and B). The main entrance is the major break in the unified design of Bathhouse Row, and it makes more design sense to reinforce than to offset this break.

The sloping paved sections at cuts in the magnolia planting strip are not meant for handicap access; dropping visitors off at these points or having handicapped visitors use the Central Avenue crosswalks to access Bathhouse Row is not to be encouraged and will not be necessary with the development of the drop-off area discussed above. Maps and signs should not identify crossings without signal lights as handicap accessible. Curb ramps elsewhere along the row need to be retained.

The vertical sides of curb ramps that occur between planting strip sections should be retained, but the sides of ramps occurring within paved areas (e.g., on Reserve Street to the south of the administration building and at the crosswalk between the Arlington Lawn and the Arlington Hotel, see Plan E) should be bevelled or sloped to minimize tripping hazards.

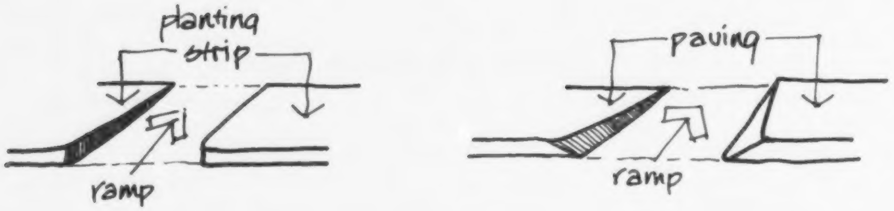


Figure 41. Ramp cuts guideline

The establishment or retention of four signal-lighted crosswalks across Central Avenue, in the locations indicated on Plan E, is recommended as an action to be taken by the city. Audible crossing signals for blind persons should be provided at all crossings. Although the accessibility of the west side of Central Avenue is not under NPS control, replacement of the existing curb with ramps will be necessary where the crosswalk meets the sidewalk on the west side of the street to ensure accessibility.

Vegetation. All lawn areas along Bathhouse Row need automatic sprinkler systems. Areas where sprinkler systems are known to be in place and functioning are indicated on Plan D. All lawn areas need to be checked for existing irrigation systems, and repairs and replacements need to be carried out as needed. The Park Service will maintain responsibility for and control over all landscaped areas even after the buildings are leased for adaptive uses, and all individual system controls at individual bathhouses should be replaced with a master control system to be operated by NPS staff. Modifications should be made to the existing irrigation system along the Magnolia Row planting strip to make it more efficient. Existing problems with uneven coverage and overthrow into Central Avenue can be resolved by replacing the existing head layout with a system that has heads with a 180-degree throw on both sides of the strip (see fig. 42).

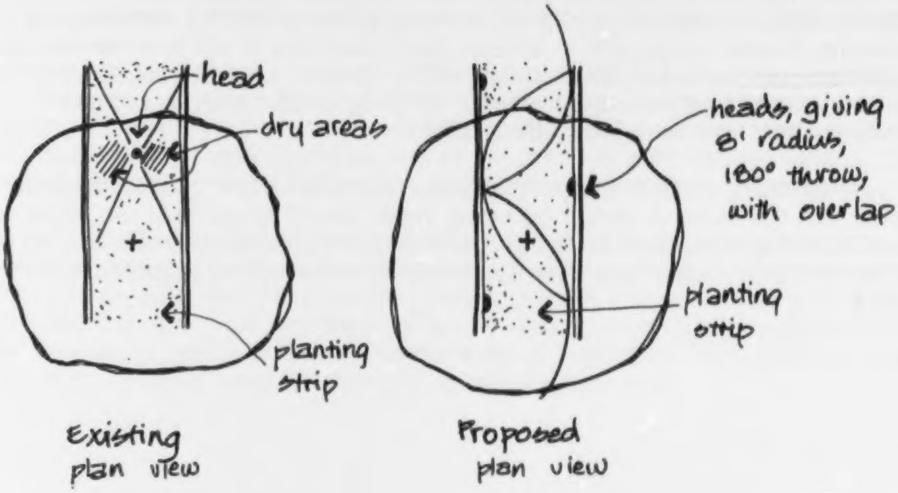


Figure 42. Planting strip irrigation guideline

Head collars should be removed when the existing irrigation system is replaced with a system that uses pop-up heads.

After the lawn areas are regraded, the soil should be prepared, replanted with a combination of lawn species that will ensure year-round green, and treated as per the Wright and O'Gwynn (1987) vegetation study. All lawns should be kept clear of nonhistoric shrub plantings. The existing holly trees within the lawns should be removed. Remaining trees (e.g., the magnolia in front of the Fordyce) should be replaced as necessary. No trees in addition to those remaining after the removal of the hollies should be added to the lawns. Trees have been present on the lawn historically, but only until the late 1920s. Also, current users associate open, unplanted lawns more with a sense of the past.

All utility manhole covers should be painted medium brown (Wosky brown), and handicap and service access additions should not intrude into the lawns. Plants added or replaced along Bathhouse Row should be selected from the list of historic plants in the Wright and O'Gwynn study (1987, 5-8). If a plant is not available or does not meet functional requirements, a contemporary cultivar of the historic plant can be used if it has the same general appearance (form, size, texture) as the plant present during the historic period in its mature state.

All existing holly hedge removed for regrading should be replaced with the dwarf variety to reduce required pruning; remaining existing holly hedge should be replaced with the dwarf variety as its vigor declines. The holly hedge should be maintained in its existing, historically consistent location and height.

Existing foundation plantings should be replaced with plantings that keep with the spirit and integrity of historic foundation planting characteristics (see "Rehabilitation of Fordyce Bathhouses" NPS 1988). Flowering shrubs can be used within foundation plantings at focal areas. Smaller cultivars of historic species can be used to reduce the amount of pruning necessary, and shrubs can be planted in the lawns to screen existing visually intrusive elements (transformers as shown on Plan E). The "Rehabilitation of Fordyce Bathhouses" (NPS 1988, DSC 128/41,034 sheet P-1) should be referred to as an example of application of these guidelines. Cultural requirements for shrubs recommended in Wright and O'Gwynn should be followed. If foundation plantings existed where a new handicap access is installed, foundation plantings, in keeping with the historic plants as specified in the Wright and O'Gwynn study, should be placed along the same building plane (new ramp foundation).

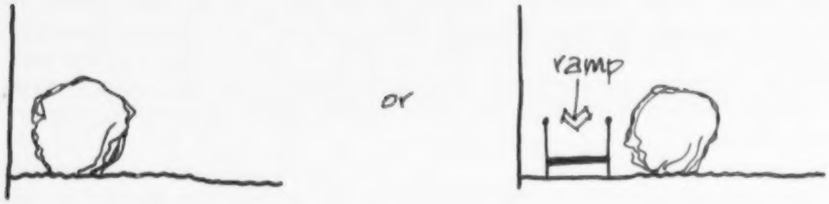


Figure 43. Ramp foundation planting relationship guideline

The age, size, and condition of the magnolia trees vary considerably. Some of the existing magnolia trees along the row are in poor condition and need to be replaced in the near future. Some trees are over 90 years old, some are about 50, and a few only about 10 years, and expected longevity ranges between 10 and 30 years. About one-third of the trees have roots that are heaving and cracking the sidewalk. The magnolias were planted in the 1890s to establish a unifying element along the length of the row. The replacement schedule for these trees should maintain this uniform appearance (i.e., uniform species, variety, age, and size), which means that replacement stock should be large as possible. When the sidewalk is replaced, overmature magnolias whose roots are heaving the pavement should be replaced and root barriers should be installed. As other trees are replaced, root barriers should also be installed.

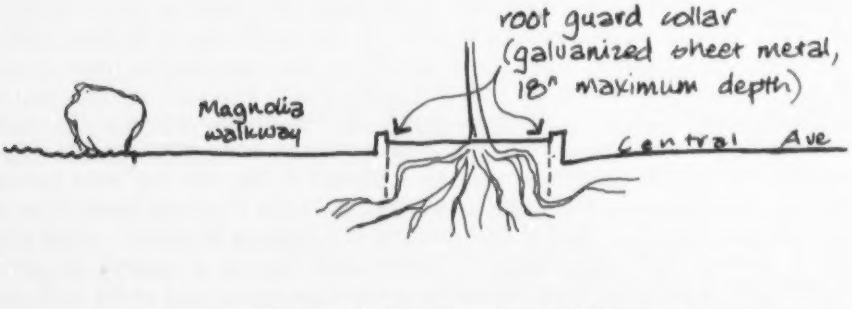


Figure 44. Root barriers guideline

Existing visual intrusions in the bathhouse lawn landscape need to be screened; the major intrusions are indicated on Plan D. Vegetative screens are more historically compatible than architectural screens. Screens should not be dense, regularly spaced, and heavily pruned barriers, which will look out of place; they should be extensions of the historic planting design, fitting into the formal-to-informal transition between the front lawns and the transition area. The objective is to diminish the visual impact of the intrusive elements and soften their straight lines. If the elements are painted to blend in with the vegetation, it is acceptable if small sections of their surfaces are visible. To maintain access to the utility structures, plants should not be allowed to grow closer than 3 feet away from the transformer pads on the sides where doors are located.

In the administration building lawn area, the overall planting layout as established by the 1930s design should be maintained. The magnolia trees should be retained, and the guidelines for lawn, hedges, foundation plantings, and annuals described above in the section on planting in the bathhouse lawn area should be applied to this area.

Guidelines for lawn, hedge, foundation plantings, and annuals outlined above also apply to the area west of Maurice Springs, between the Hale and the Maurice bathhouses. In the immediate area of Maurice Springs, the recently added plants in front of the wall should be removed and not replaced. On the slope directly above the Maurice Springs, existing shrubs should be replaced with ground cover to more closely reflect the original design intent and ensure slope stability.

Except for the hedges, the exact placement of trees and shrubs is not as critical in the areas between bathhouses as it is in the front lawn areas. All existing healthy vegetation between buildings that does not need to be removed for regrading should be retained. Planting in these areas should be informal, and existing visually incompatible elements should be screened as discussed above. In the areas on either side of the Quapaw, where the restrooms are located, planting should continue to be informal, with the objective of softening the architecture and screening utility areas. Medium or large shrubs with dense foliage should not be added in these areas, and existing shrubs should be pruned to tree forms if possible to avoid people hiding behind them. Lighting should be introduced in these areas, as discussed below.

Site Features. Following is a discussion of site features in the bathhouse lawns/Magnolia Row subunit.

> **Water Features** – Increasing the visibility of and access to spring water throughout the study area, although representing a change from the existing landscape appearance, also keeps with the historical design intent and is an objective of this plan. Modifications to existing water features throughout the area should maximize opportunities to enhance the experience of mobility- and sensory-impaired visitors. At present, there are no water features in front of the bathhouses. Spring water or hot water fountains are located only at either end – the jug fountain and a hot water fountain on the south end and the existing Hoke Smith fountain on the west edge of the Arlington Lawn – and in several areas off the main walkway. To rectify this situation, a cold-water drinking fountain, fully handicap accessible and ideally having a historically compatible design, should be installed in the planting area between the Fordyce and the Quapaw, just behind the hedge in the Fordyce lawn (see Plan E). This nonhistoric element added in this location will have a minimum visual impact on the historic scene while providing a drinking fountain in a central location along Bathhouse Row. Additional water fountains should be introduced at the main entrance exedra area, as discussed below.

Site Furniture -- In keeping with the emphasis on accommodating disabled visitors and enhancing the area for general recreation, benches should be available every 200 feet along Bathhouse Row. Locations for these benches are shown on Plan E, sheet 1. Space for wheelchairs should be made available on one side of all benches. Modification of side hedges to accommodate benches and wheelchair areas is acceptable. Layout of a typical bench area is shown in figure 45.

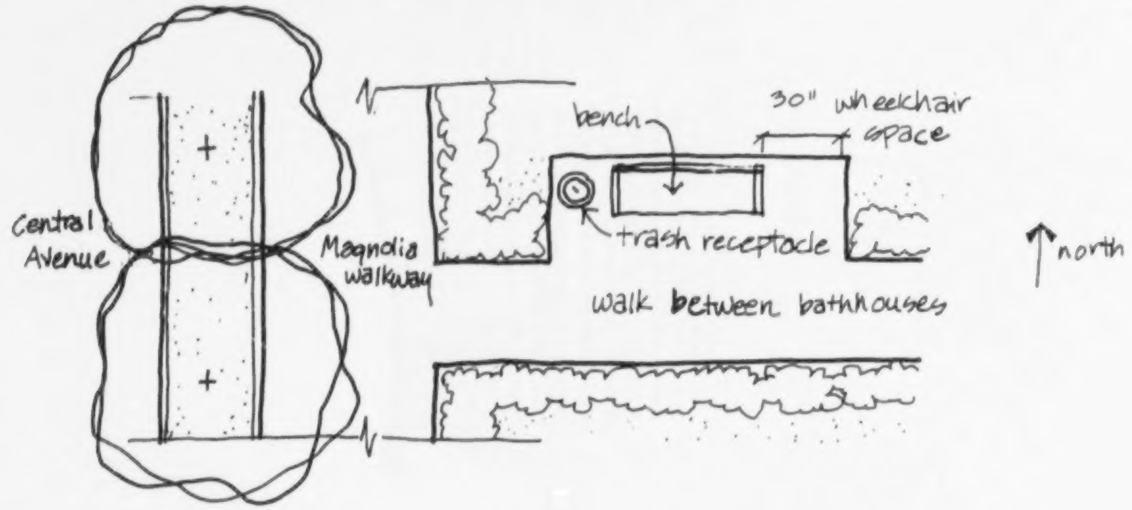
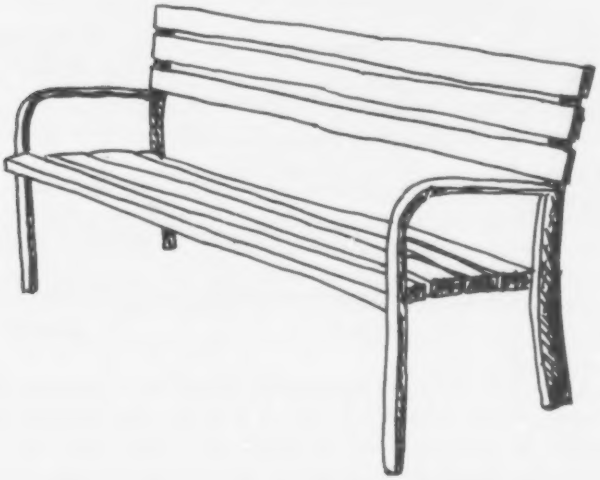


Figure 45. Bench additions guideline. Benches added along Bathhouse Row should have a compatible style, as illustrated in figure 46.

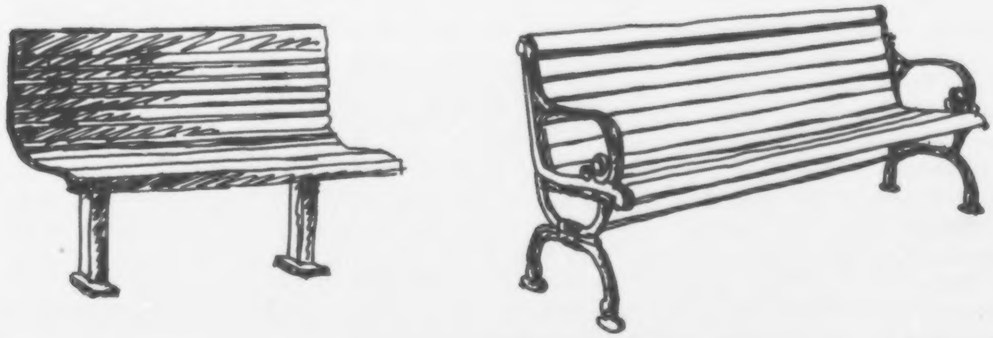
The style and location of existing trash receptacles along Magnolia Row are a visual intrusion on the historic scene and should be replaced with five receptacles that are next to benches added along Bathhouse Row (see fig. 45 and Plan E). These new receptacles should have a compatible style (see fig. 47) and, unlike the examples shown in figure 47, should incorporate a lid to prevent attracting insects.

Lighting – The illumination along Magnolia Row is sufficient for safe and comfortable evening use. The historical appearance of existing light standards – their location, height, form, style, number of globes, color and texture – should be maintained. Whenever a fixture is to be placed where a light fixture historically existed and when historical documentation on style is available, the fixture design should be a replacement or restoration. Lighting at the Quapaw restrooms, necessary for visitor security, should be provided by additional contemporary light standards that are compatible with the historic (see figs. 48-50 for examples of appropriate and inappropriate light standard styles; see Plan E for locations). When a fixture is to be introduced into a new location, the fixture design should be compatible with the historic scene. Furthermore, for compatibility, new fixtures should be distinguishable from existing historic ones to avoid confusion.

Recessed uplighting for all buildings not already equipped with uplights should be developed, and existing uplight fixtures at the Lamar and Buckstaff should be retained or replaced with recessed lights. New uplights should be of a compatible style and installed in the same location as those in the Lamar and Buckstaff lawns – directly to the east of the hedges and therefore not visible from the Magnolia Row walkway. If locating uplights in this location does not work for certain bathhouses, alternatives should be investigated. These alternatives should be subject to approval by the appropriate regional cultural resource management specialists and landscape architects. Buildings should go without uplighting if locating the lights within the lawns is the only alternative. The historic-appearing light standards installed at the Maurice Display Spring in 1982 should remain, but similar replication of historic features elsewhere should be avoided in the future.



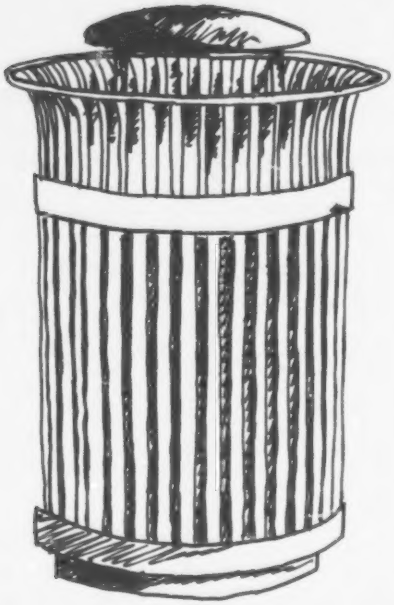
a. recommended – basic form similar to existing



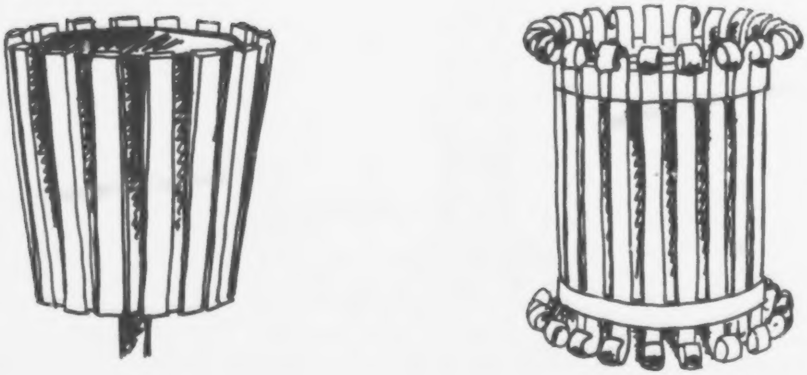
b. not recommended – too contemporary

c. not recommended – too much detailing

Figure 46. Examples of bench styles



a. recommended (w/cover to deter insects)



b. not recommended –
too contemporary

c. not recommended –
too much detailing

Figure 47. Examples of trash receptacle styles

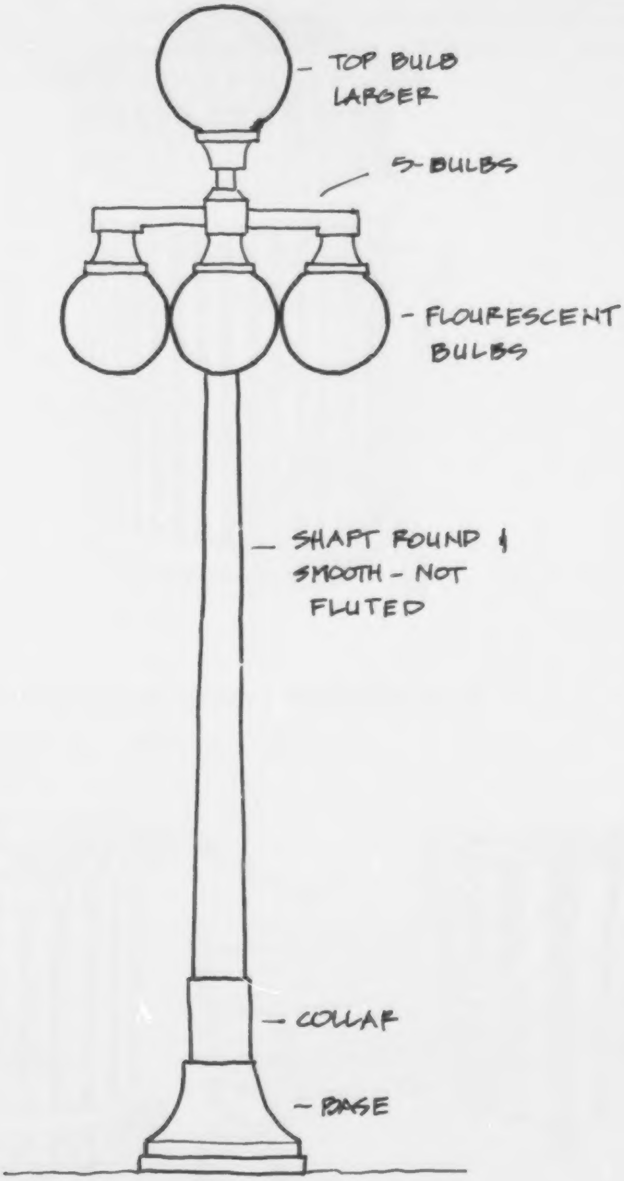

TOP BULB LARGER
5-BULBS
FLOURESCENT BULBS
SHAFT ROUND & SMOOTH - NOT FLUTED
COLLAR
BASE

Figure 48. Example of light standard style (concept sketch). This style is recommended – its overall dimensions and silhouette are similar to the historic, but there is no quasi-historic detailing.

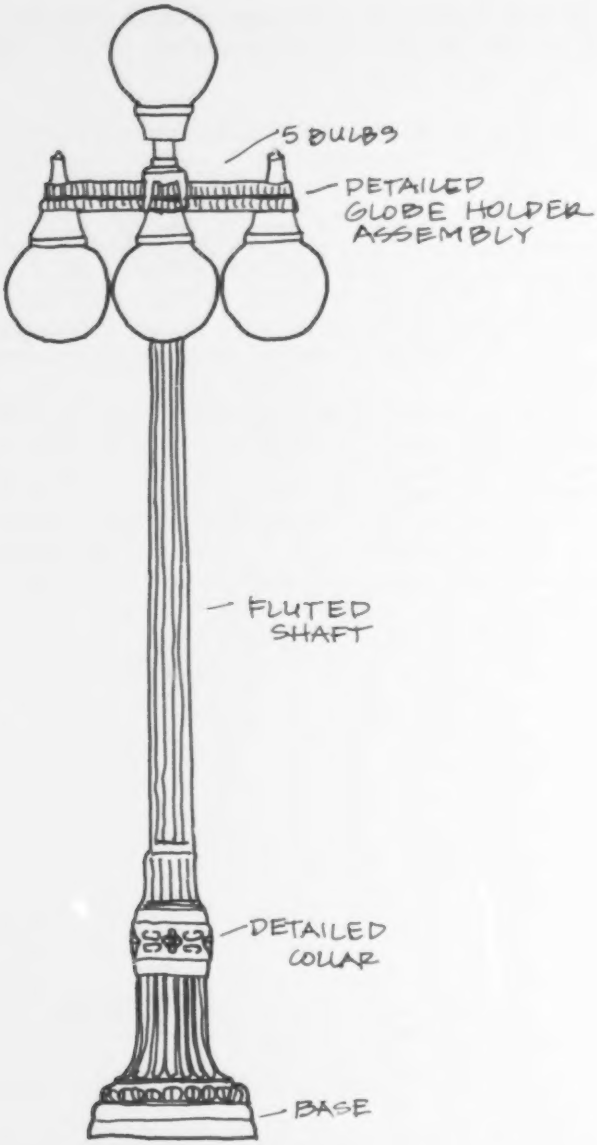

5 BULBS
DETAILED GLOBE HOLDER ASSEMBLY
FLUTED SHAFT
DETAILED COLLAR
BASE

Figure 49. Example of light standard style. This is not recommended – it is too similar to historic standards. (Ref: Western Lighting Standards, Fountain Valley, Calif., Turn-of-the-Century series)

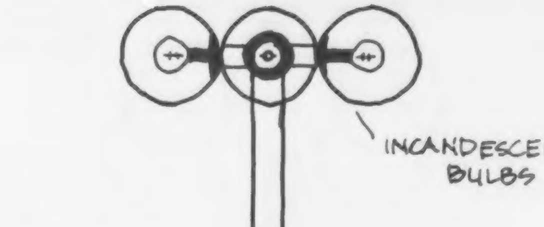

INCANDESCENT
BULBS
ALUMINUM
POLE SHAFT
BASE

Figure 50. Example of light standard style. This style is not recommended – it is too contemporary. (Ref: Western Lighting Standards, Fountain Valley, Calif., Turn-of-the-Century series)

Main Entrance/Display Springs

The objective for renovation of the main entrance area is to reestablish it as the primary design focus of Bathhouse Row – not by replicating historic features, but by introducing compatible elements.

Groundplane. The existing groundplane configuration of the main entrance and Display Springs areas should be retained (see "Existing Landscape and Description Inventory" section for a discussion of critical and noncritical elements for decision rationale). Near the northeast corner of the Fordyce, runoff from the steep slope between the promenade and the existing promenade ramp flows down a channel on the east side of the ramp, crosses the walkway, and continues down the entrance. To keep water from flowing across the walk, a drain inlet should be installed on the east side of the ramp. The existing lawn in the exedra area west of the eagle pylons should be replaced with paving; the rationale for this and other modifications to the exedra area are discussed below.

Vegetation. Throughout the history of the park, the contrast between formal and informal landscape treatment has been evident at the main entrance. The existing parallel rows of holly trees, with their formal shape, are compatible with the formal landscape. However, the heavy pruning required to maintain an open understory and visibility is not conducive to healthy growth of these trees. Furthermore, the trees produce too much shade for the lawn grasses. These holly trees, which were added in the late 1950s and are therefore a relatively recent addition, should be removed and replaced with two parallel and symmetrical rows of a small evergreen tree or large pruned shrub having light to medium density foliage and a regular crown that does not require heavy pruning. To maintain the balustrade view, tree branches should not extend beyond the curb.

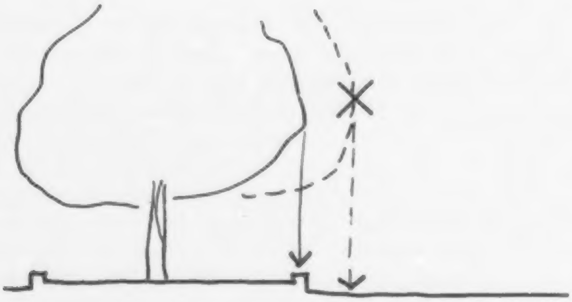


Figure 51. Tree canopy limits guideline

The lawn grasses are also in need of renovation. To retain the formal character of the space, no understory plants should be added in the planting areas between the Fordyce and the Maurice. Annual flower beds or low flowering shrubs should, however, be planted in the balustrade terrace planters to enhance and strengthen this focal point.

The slopes directly to the north and south of the first set of balustrade steps are in need of major renovation. The south area should be replanted to block off the shortcut route to the promenade and prevent slope erosion. The pruned shrubs and grasses with ground cover and low shrubs on the slope to the north (the slope on the south side of the Display Springs area) should be replaced to ensure soil stability and improve the area's appearance. The informal planting on the north slope of the Display Springs area should be retained, with undesirable or overgrown plants thinned out as necessary.

Site Features. The bandstand originally located at the east terminus of the main entrance provided a viewing platform, a social interaction node, a connection between the promenade and the carriage road and trails, and a strong visual focus. A major architectural focal point at the terminus of the east axis should therefore be reestablished to continue this original design intent and to strengthen the main entrance area as the design focus of Bathhouse Row. The focal area should include a historically compatible facade/spatial configuration that gives the same visual impression as did the historic bandstand when viewed from Bathhouse Row. The facade should have visual integrity from all viewing points. The focal area feature should include seating and should connect with the carriage road and trails to the east. The integrity of the original bandstand site (the relationship to the road, the elevation, the proportional relationship to Steven's balustrade, etc.) is significant enough to warrant siting the new structure in the same location, as will be done with the extra fountains.

Archeology officials will have to give clearance for construction on this ground; however, considering that the final portion of the pavilion was removed in the 1950s and the ground was heavily disturbed, archeological clearance should not be a significant conflict. If there is conflict with archeological values, the new focal feature should be located just west of the original bandstand site. This added feature might include a balustraded terrace similar to the existing balustrade (but not a replication of the historic detailing), a facade reflecting the original bandstand, and a seating area (see fig. 52 for scale and location).

To reestablish the visual image and connection with Bathhouse Row that existed in the early 1900s, and to make the main entrance more inviting for evening use, the existing light standards should be replaced with contemporary five-globe lights (see fig. 13 for style and Plan E for locations). Reestablishing water service to the shell fountain will also enhance the balustrade, and no additional directional signs should be introduced in this area.

Until the early 1950s, the main entrance was maintained as a hard-surface space with pavement, wall, and fountains in the exedra area. Stevens referred to these elements as "the marking pieces of the entrance." By the early 1960s, the holly trees had been planted and the exedra area "naturalized" with hedge, ground cover, and tree plantings, later to be replaced with lawn. In conjunction with the establishment of the main entrance area as the major design focus and major access point and the new visitor center at the Fordyce, the reestablishment of the exedra areas as formal, architectural areas as they were until the 1950s is appropriate. As paved areas with symmetrical fountains and seating (see fig. 53), the exedra areas will be consistent with the formal character of the main entrance and will serve its original function as a focal and gathering space. The semicircular hedge should be retained. To avoid access problems, paving should be continuous and flush with the magnolia walkway and without curb. Added thermal water fountains should be in the same locations and of the same scale as the original historic features; the historic design of the fountains should not be replicated but should be historically compatible. Added seating should also have a compatible design. To minimize traffic congestion along Central Avenue, these two fountains should not be jug fountains.

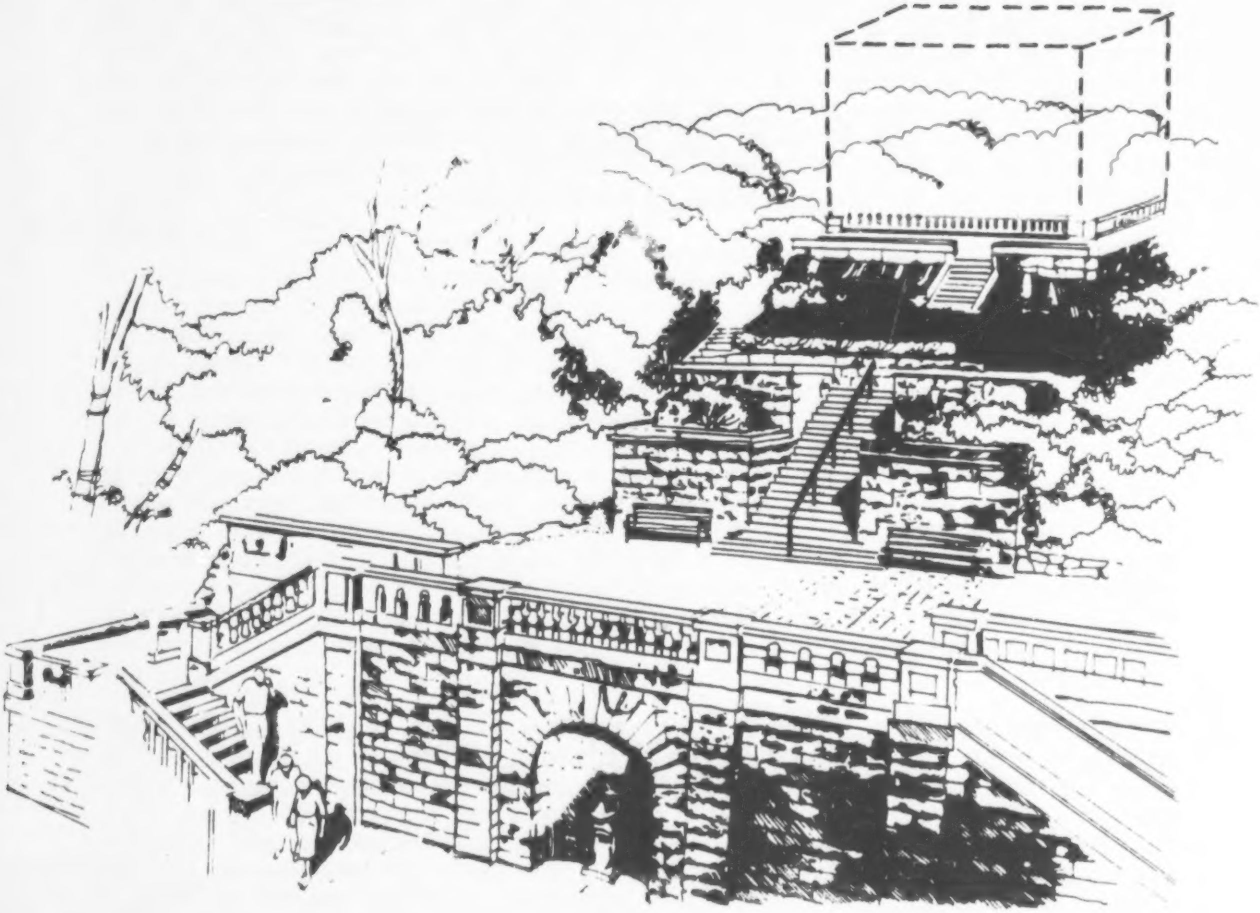


Figure 52. Main entrance east terminus feature guideline – concept sketch

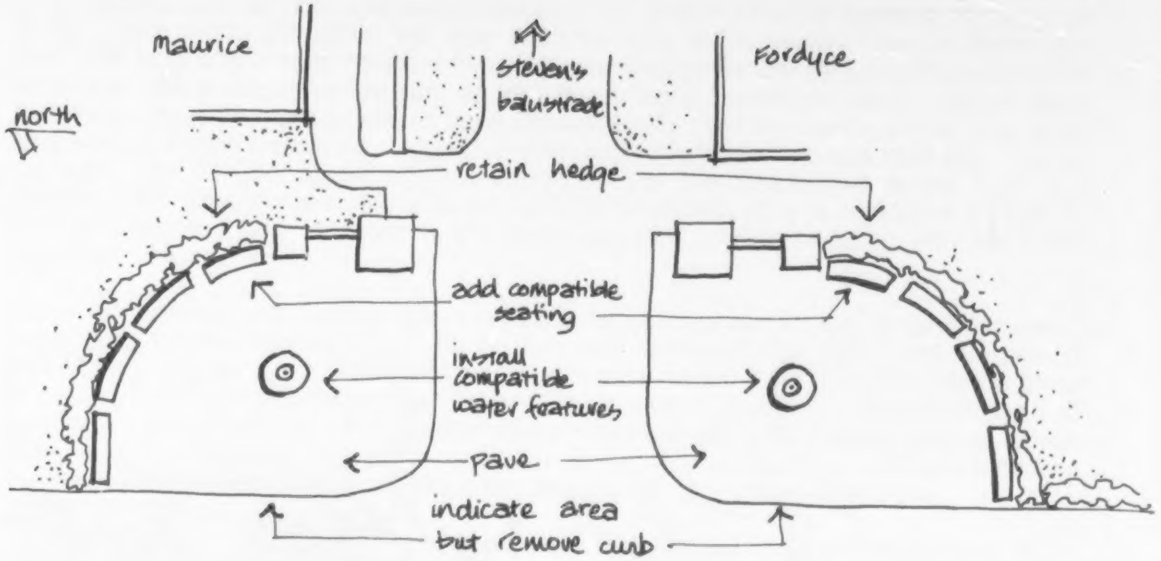

Maurice
north
steven's balustrade
Fordyce
retain hedge
add compatible seating
install compatible water features
pave
indicate area but remove curb

Figure 53. Exedra area modifications guideline

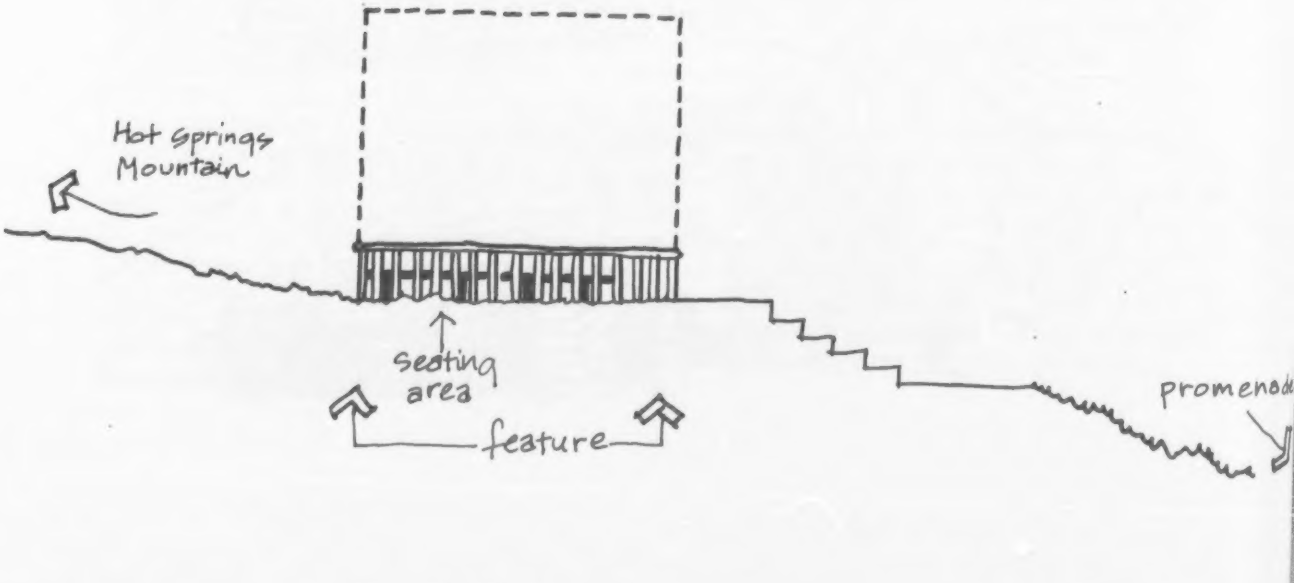

Hot Springs Mountain
seating area
feature
promenad

Figure 54. Main entrance feature guideline - section

Arlington Lawn

Groundplane. Following any site work necessary to modify utility lines or modify or add to the irrigation system, the turf should be renovated (Wright and O'Gwynn 1987). The existing grade level should be maintained throughout the area, and no additional trees or shrubs planted in the existing open areas (see the previous "Existing Landscape and Description Inventory" section for discussion of critical and noncritical elements for decision rationale). The existing walk layout and turning radii (see Plan E) should be maintained, the walk widths should be reduced to 6-10 feet, and the walks should be resurfaced to provide for handicap access. A trail surface that is smooth, hard, level, and at the same time as naturalistic as possible is necessary; it should stand up to heavy use and have a rough-textured appearance. The walks need to be maintained at the same grade as the lawns, and the historic white color needs to be reestablished as part of the resurfacing. Metal edging will be necessary between walk surface and lawn. Brick paving edges beneath existing benches are in a number of cases exposed and unsightly; these paved areas should be flush with the lawn or walk. No additional brick paving should be used on Arlington Lawn due to lack of historic precedent. The painted concrete curbs at the walk intersections, placed to prevent larger vehicles from further widening the walks, should be removed. These measures will ensure the continuation of the historic appearance of the lawn while meeting today's needs for access by mobility-impaired visitors and service and special-event vehicles.

Vegetation. Formal and informal planting meet at the base of the slope around the east and north sides of the lawn. The once barren or sparsely vegetated slopes have become densely covered over the years, making the transition very visible. To enhance overall visual quality, this transition needs to be smooth and not visually jarring. Currently, the transition is smooth is some places (e.g., along the north rock wall) and not in others (e.g., at the stage/cascade area where tightly pruned small shrubs appear directly in front of naturalistic plantings of trees and large shrubs; along the heat exchanger screen, where some shrubs are pruned to formal shapes and others are allowed to grow; and just north of the Superior Bathhouse where trees occur downslope from shrubs to produce an awkward transition). To rectify this situation, ground cover should be used on the earth stage slopes instead of pruned shrubs, all shrubs in front of the heat exchanger should be allowed to grow, and medium shrubs should be planted at the very base of the slope just north of the Superior. Shrub planting should extend into the lawn to screen the existing transformers, and views through to the open woods area to the northeast should be maintained.

Site Features. Currently, there is no one feature dominating the visual experience of this subunit. Instead, the cascade, stage, and de Soto rock features form a cluster of features and activity areas. Because the existing cascade and earth stage features were established within the last 10 years, this area can and should be redesigned into a bolder, integrated statement that will become the focus of the Arlington Lawn. Figure 55 illustrates an example of what this might look like. De Soto rock should be retained in its present location. The cascade should be made larger, with a greater water flow and more exposed tufa rock. The existing channel and drain should be replaced with a pool, and the earth stage should be maintained in the same location (in front of the cascade) but redesigned as necessary to integrate with the new cascade. As part of the new cascade, a naturalistic display pool showing the hot waters as they issue in their "natural" state should be developed upslope from the promenade; the water would then flow under the promenade and cascade down the tufa rock slope to a display pool on the level of the Arlington Lawn, providing a backdrop for the stage.

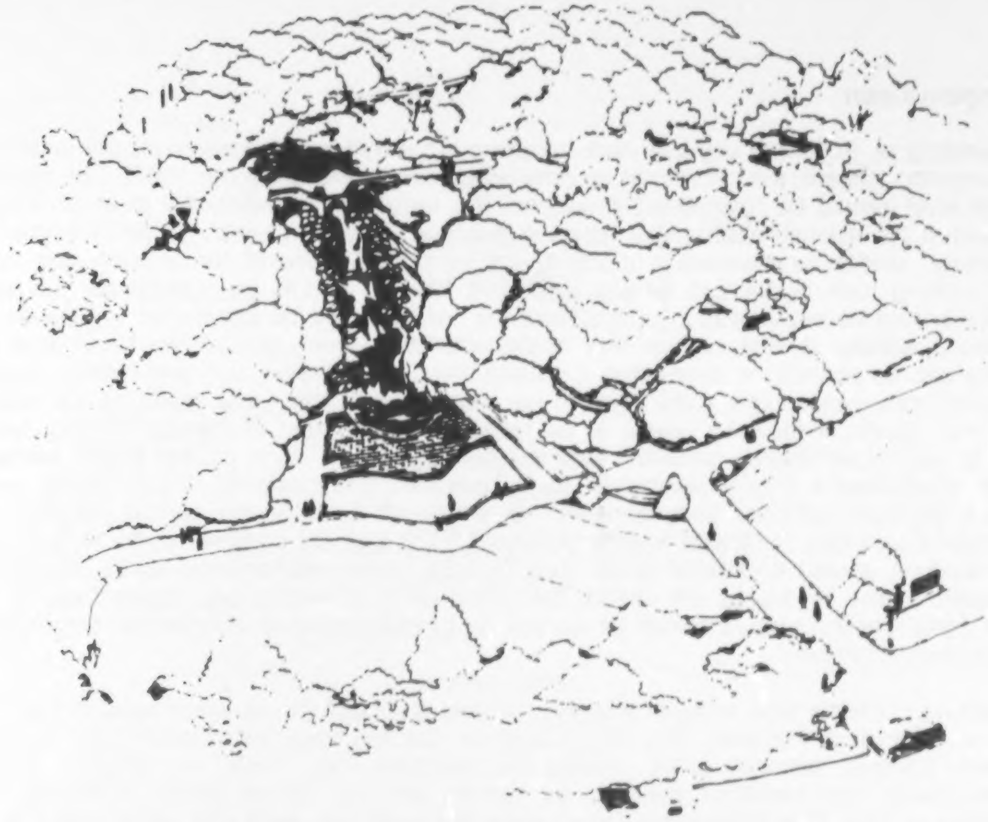


Figure 55. Arlington Lawn guideline, redesigned hot water cascade – sketch

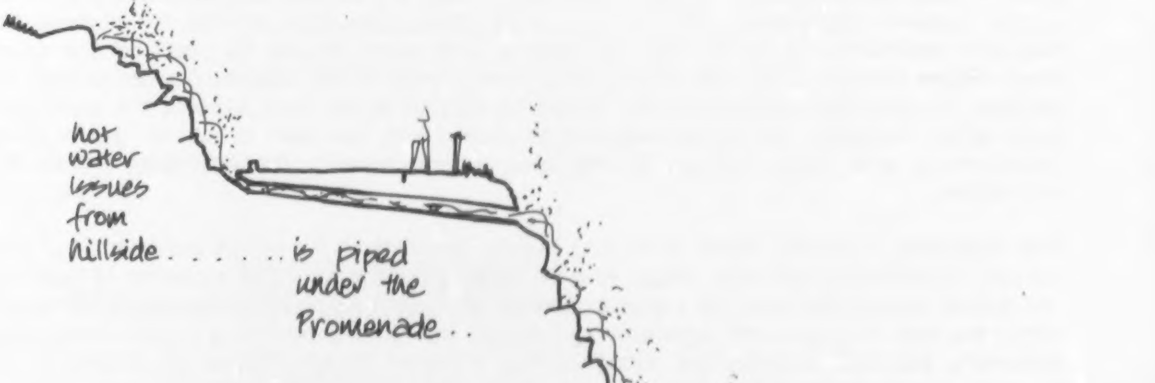

hot water issues from hillside . . . . .
is piped under the Promenade . .
. . . . flows down tufa rock cascade
. . . . and into shallow pool on the level of Arlington Lawn.

Figure 56. Arlington Lawn cascade guideline – section

Any archeological resources discovered during construction of the new cascade or during other landscape modifications called for in the LMP should be recorded and preserved as necessary.

The new, enlarged water display will combine the natural appearance of the springs with the formal use of water as a landscape feature. The cascade development could be used to interpret the evolving use of water in the Bathhouse Row landscape. To maintain the flow of water and the vapor effect, sources in addition to spring group #2 (used in the existing cascade) will have to be tapped. Introducing elements to encourage tufa development will also be necessary. The cascade will be a natural-appearing reconstruction of a natural spring and should be interpreted as such. The pool at the base should be handicap accessible and have a curb or wheel stop at its edge for safety. Seating, both facing the pool and facing out into the lawn, should be incorporated into this design. The 28" x 34" Stephen Mather plaque should be integrated as part of the new pool/seating area.

Measures to coordinate materials should be taken to improve and unify this area. Rustic wood railing on the tufa trail should be replaced with flat black steel railing to coordinate with that existing on this trail. This type of railing should be used throughout the Bathhouse Row area where railing is needed.

Lighting at the redesigned cascade area should be provided using the same compatible guidelines recommended for the Quapaw restrooms and main entrance balustrade. Uplights should illuminate the cascade, and the need for ground-level lights along the walks should be determined.

Signs should be limited to the park entrance sign, kiosk, and interpretive waysides. The existing audio station interpreting the heat exchanger exhibit should be replaced with a more historically compatible wayside. Design and location of this and other waysides should be coordinated with the wayside plan (NPS 1989) for Hot Springs.

An accessible cold water fountain of compatible design should replace the existing Hoke Smith fountain in the same general location and incorporate the existing state capitol plaque. The two spring covers in the Arlington Lawn should be removed and lawn established on top of the buried springs.

Transition Areas

Groundplane. The topography of the transition areas should remain the same except where the introduction of service access is necessary (see previous discussion of critical and noncritical elements for decision rationale).

Vegetation. Existing vegetation should be retained with the exception of excess woody weeds and overgrown invasive species (Wright and O'Gwynn 1987).

Site Features. Existing remnants of earlier structures should be retained unless they are determined to be hazardous. Access to bathhouse roofs from the promenade by other than park staff should be prevented by making sure fencing is continuous. Existing fencing should be replaced with black, matte-finished, vinyl-coated fencing, and visible sections should be screened with vines or shrubs.

FOREGROUND PARK UNIT

Groundplane

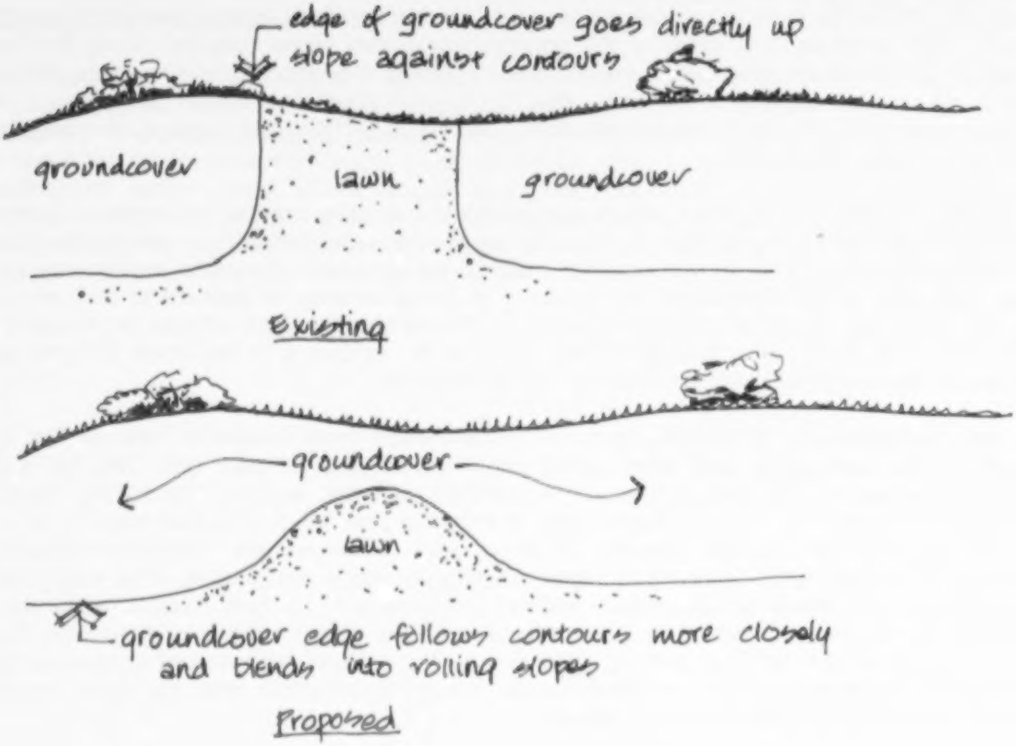
Only minor changes to the groundplane in the promenade, open lawn bay, and open wood areas are necessary. The existing layout, widths, and paving pattern of the promenade should be maintained (see the discussion of the foreground park unit - Grand Promenade, open lawn bays, and open woods in the previous "Existing Landscape Description and Inventory" section discussion of critical and noncritical elements for decision rationale). Drainage problems (ponding just north of the main entrance balustrade and water flowing across the walk at the Fountain Street entrance; see Plan E, sheet 2) should be resolved with minimum alteration to existing infrastructure. On the slopes east of the promenade, shortcut paths should be revegetated and shrubs planted at the entrance to these trails to discourage future use; drainage channels should be established where necessary to prevent erosion.

Handicap access to the promenade is a historically consistent objective, and an access solution needs to be determined following handicap user group input. Several alternatives, including elevator and ramp options, should be considered in an analysis, using the same process as the determination of the preferred access alternative for the Fordyce Bathhouse.

To improve handicap access to the Grand Promenade while retaining its historic character, joints between bricks should be filled with a high clay content soil mixture that is more resistive to erosion than sand. Routine maintenance should be increased as necessary to keep the soil flush with the brick surface, to minimize tripping hazards, and to replace any missing brick. Eliminating curbs and elevation differences at fountains, seating areas, and restrooms is also necessary to make the promenade fully accessible. Several parking spaces on Fountain Street just east of the intersection with Central Avenue should be designated as handicap accessible to facilitate access to the promenade north entrance and Arlington Lawn. With these changes, full accessibility to and along the promenade will be ensured without introducing a major change to the appearance of the historic scene.

Vegetation

Planting in this unit should be kept informal, with vegetation management concentrated along the edges of the promenade. The proportion of flowering plants should be increased by phasing in flowering plants in place of nonflowering as nonflowering plants decline. Existing open areas along the promenade should not be planted just to introduce more flowering plants, and medium to large dense shrubs should be thinned or removed to keep possible hiding places to a minimum. Bare areas should be renovated and planted, and views to the west across Central Avenue should be maintained at the overlooks. The transition from the more managed planting on the west side of the promenade to the more naturalistic planting on the east side should be enhanced and made even more gradual by establishing one kind of planting on the side opposite. For example, in some areas the ground cover prevalent on the west open lawn bays can be brought over to the east slope. On these west open lawn bay slopes, the ground cover areas should be planted and maintained to grow more with than against the slope contours (see fig. 57).


edge of groundcover goes directly up slope against contours
groundcover
lawn
groundcover
groundcover
lawn
groundcover edge follows contours more closely and blends into rolling slopes

Existing

Proposed

Figure 57. Ground cover planting guideline

At present, hand-carried hoses are used to irrigate promenade area plants; an automatic irrigation system should be installed. Recommendations for treatment of promenade plantings found in the 1982 Crawford study and the 1987 Wright and O'Gwynn study should be followed as part of the overall renovation program.

Site Features

Water Features. The presence of thermal water and vapors can be increased along the promenade in several ways. The fountain at the top of the tufa trail should be repaired. Several springs that are currently closed and capped should be opened to let vapors escape, with the hot water piped a short distance downslope from the actual spring to the opening where the vapors escape to prevent spring contamination (Coury & Associates 1988). The drinking fountain at the Fountain Street entrance should be replaced with a more visually compatible feature, and the Arlington Lawn cascade should be reconstructed so that waters emanate from the slope on the east side of the promenade. Ral Spring/Tufa Cone and Cave Spring should be reopened, and handicapped-accessible foot-bathing pools should be established. Any site furniture such as benches and trash receptacles incorporated into the design of reopened springs should have compatible styles (see figs. 46-50).

Site Furniture. Existing benches and bench locations should be retained. In conjunction with mortaring the brick joints, those seating areas with curbs between the bench and the walkway should be reset flush with the walkway, and wheelchair spaces should be provided beside the benches. The sides of the brick paving under some benches along the north section of the promenade are exposed, and regrading and replanting should be done to make the paving flush with the lawn. Existing trash receptacles should be replaced with receptacles having a more compatible style (see fig. 46). The total number of receptacles should be reduced by half.

Lighting. Existing light fixtures, which are difficult to maintain, need to be removed. Lighting requirements for the promenade need to be determined, and compatible standards (having a davit-arm style similar to the existing) need to be installed. The need for lighting along the east edge of the promenade for nighttime use and security, in addition to that provided by the overhead lights, should be determined; the necessary lights should be installed at the same time as the overhead lights are replaced. No lighting is to be installed in the lawn areas or along the hillside trails east of the promenade.

Signs. Guidelines for directional signs in the bathhouse lawns/Magnolia Row section also apply to the promenade and other areas within the foreground park unit. The 16" x 20" national recreation trail plaque should be installed near the existing sign at the Reserve Avenue entrance (see Plan E). Signs used to interpret park resources also need to be part of the parkwide unified sign system. Currently, park resources are interpreted through a mixture of routed wood and metal signs of different sizes and colors. The self-guiding interpretive tour needs to be revised, with a shift in emphasis from natural resources to cultural resources; the revised tour should use small to medium metal or fiberglass signs that incorporate the NPS arrowhead. The text of the revised tour should determine sign relocation, replacement, and addition needs. Close coordination with the park wayside exhibit plan (NPS 1989) will be necessary.

SIGNAGE GUIDELINES

Signage Context Analysis

The historical and evolutionary context of Bathhouse Row must first be analyzed to establish current sign design parameters. Over time, several forces have determined a hierarchy of signage along Bathhouse Row, specifically on the bathhouses themselves. As a result of these dynamic forces, three levels of signage developed – roof, street, and pedestrian levels – each with a specific audience. The scale of each was determined by the type and amount of information communicated and the size of lettering used. By recognizing the historical context, the determinants, and resulting signage characteristics, a similar hierarchy can be developed to address current needs for Bathhouse Row.

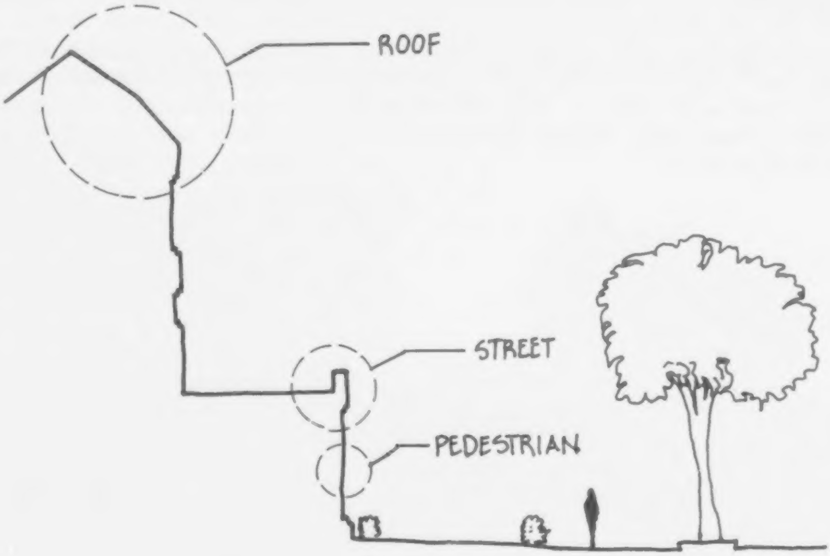


Figure 58. Historic levels of signage

Factors

The varying forces that have directly influenced signage along Bathhouse Row include architecture, vegetation, and transportation, all of which have changed over time. Other influences, consistent through time, include bathhouse siting and the distinct lack of signs along the lawns; the relationship between Bathhouse Row and the west side of Central Avenue; and the individual bathhouse identity by name. All of these factors, listed below, are critically interrelated.

- evolution of signage
- bathhouse architecture - scale, style, material
- vegetation - growth and landscape changes
- transportation - means, speed, and views
- bathhouse siting
- discretion and lack of signs
- Central Avenue, west side
- identity with bathhouse name

Evolution of Signage. The evolution of signage along Bathhouse Row was directly related to Hot Springs' development. Up until the 1930s the role of signs along Bathhouse Row was to advertise bathhouse facilities; directional signage was minimal. This was due in part to transportation means, which did not demand many signs (carriage, trolley, or foot, with no parking areas provided by the bathhouses); the distinct lack of Park Service development; and planting design along Bathhouse Row, which placed the burden of communication on the architecture and landscape features rather than on signs. Obvious features to the visitor, such as the promenade that was easily accessed visually and physically from Magnolia Row and the water features sited along Magnolia Row, did not demand directional or interpretive signs.

During the 1930s an increase in automobile traffic as well as Park Service development of water features, trails, the Grand Promenade, and visitor facilities, brought the need for more, diverse signage along Bathhouse Row, which is still true today.

Bathhouse Architecture. The context of Bathhouse Row has changed since its founding. The individual bathhouses competed amongst one another through reputation, based upon the bathing services each offered. This was reflected in the architecture, particularly after the turn of the century when diverse Europeanized styles were used to attract particular visitors to each bathhouse.

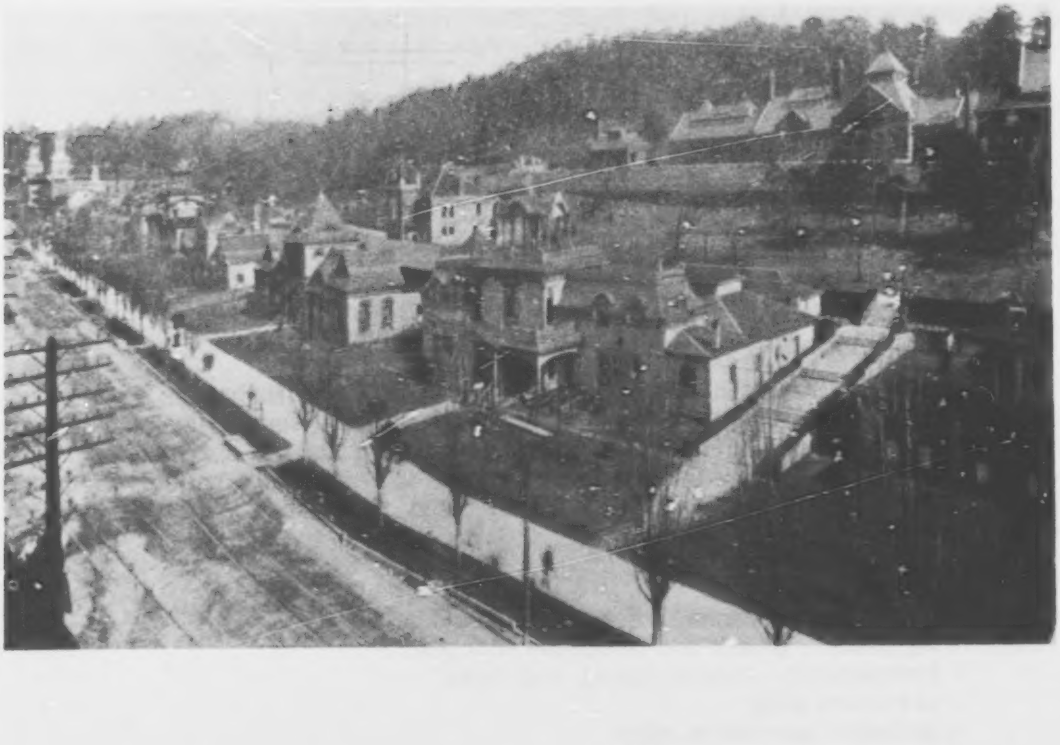
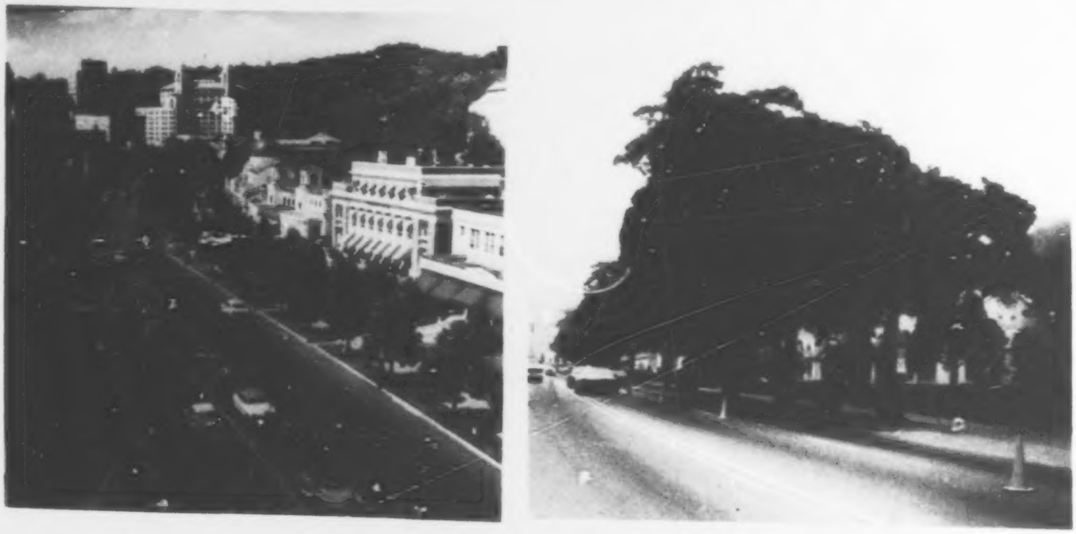


Figure 59. Bathhouse Row, view north ca. 1896 (Source: *Cutter's Guide* 1896)

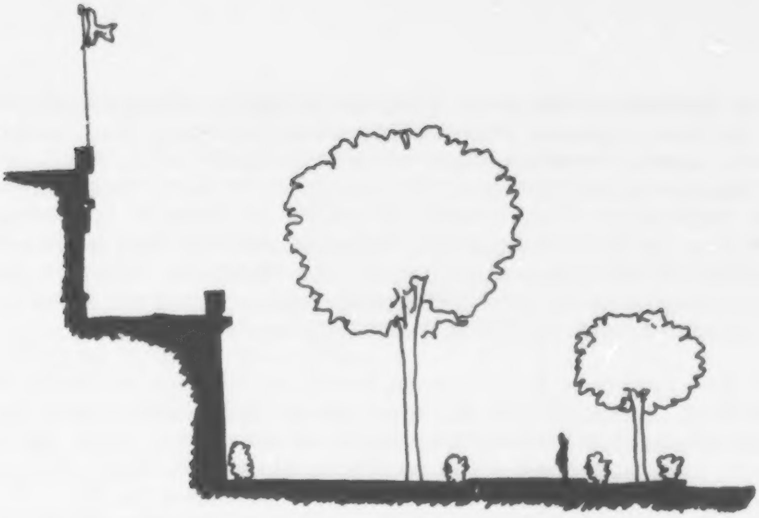
The architecture of Bathhouse Row once consisted of highly articulated, wooden frame buildings, eclectic in style. Typically, each structure was highlighted by a unique tower, projecting above the nearby treeline. These wooden structures and towers have been replaced by more massive, horizontally dominant, masonry structures. This change in mass and scale affected the signage as an integral part of the architecture. The wooden frame buildings, with attention to small-scale detail, often had various sign types with ornate designs; the architectural style encouraged such embellishment. However, the stately masonry and stucco facades of the post-1920s bathhouses required more formal signage, respective of the structures' mass, scale, and architectural style.

As the architecture and landscape became more formalized, signage on the buildings was purposely restrained to conform with the architecture and stately bathhouse image. Bathhouses solicited clients through "drumming" (refer to *Out of the Vapors*, [NPS 1987e]), joint advertisements with local hotels, and brochures distributed locally and regionally. Because a free government bathhouse was always an alternative for the visitor to Hot Springs, it was important to maintain a popular reputation; hence, the architectural image presented to the public has always been a significant characteristic.

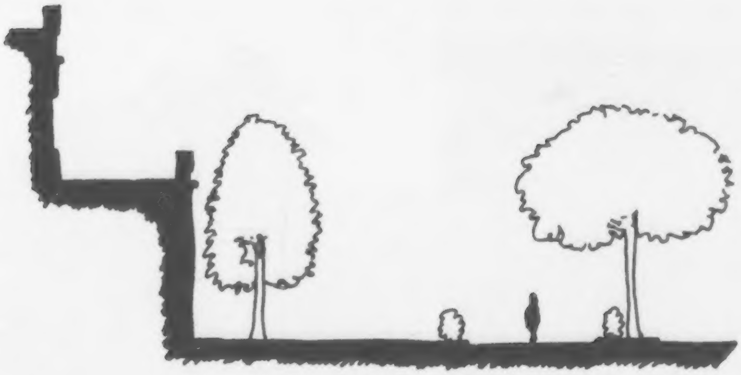


Figures 60 & 61. Bathhouse Row, view north, 1950s; Bathhouse Row, view north, 1988 (note screen of magnolias)

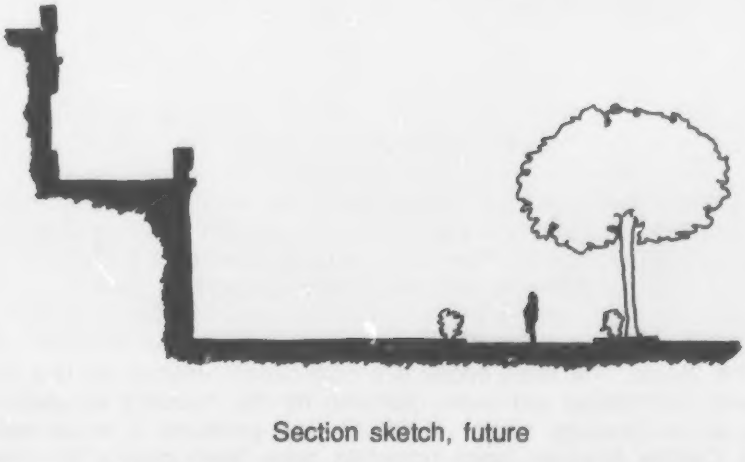
Vegetation. As documented by historic photographs and vegetation plans from the 1890s and 1930s, the vegetation on the bathhouse lawns was sparse, allowing unobstructed views from the sidewalk to the bathhouses. Foundation plantings were limited to give a clean and harmonious appearance to both the buildings and lawns. Also, the form of the plant material, particularly the poplars, allowed views through to the facades. Today this vegetation, particularly the foundation plantings, has matured, and additional material has been added to the lawns. The lawn edges are now clearly defined by low holly hedges, although the lawns themselves are more cluttered by the matured vegetation. Magnolia Row, with trees at an average height of 25-30 feet, provides a visual screen to the bathhouses from Central Avenue; lower branches have been pruned to allow for some sight lines and traffic clearances.



Section sketch, 1930s



Section sketch, 1980s



Section sketch, future

Figure 62. Section sketches at Lamar Bathhouse

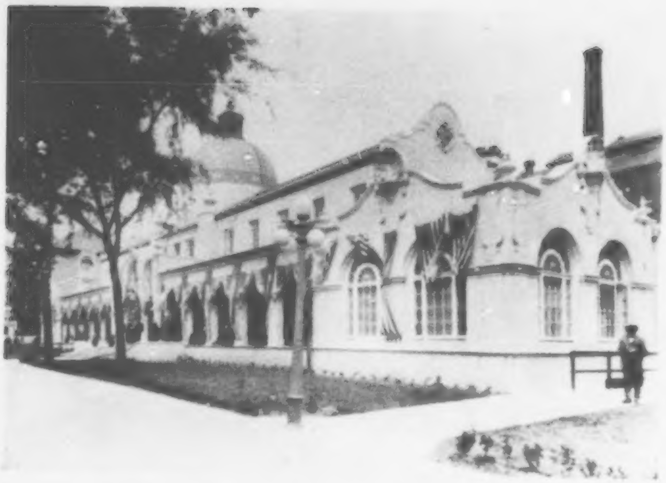


Figure 63. Quapaw Bathhouse just after completion, 1920s

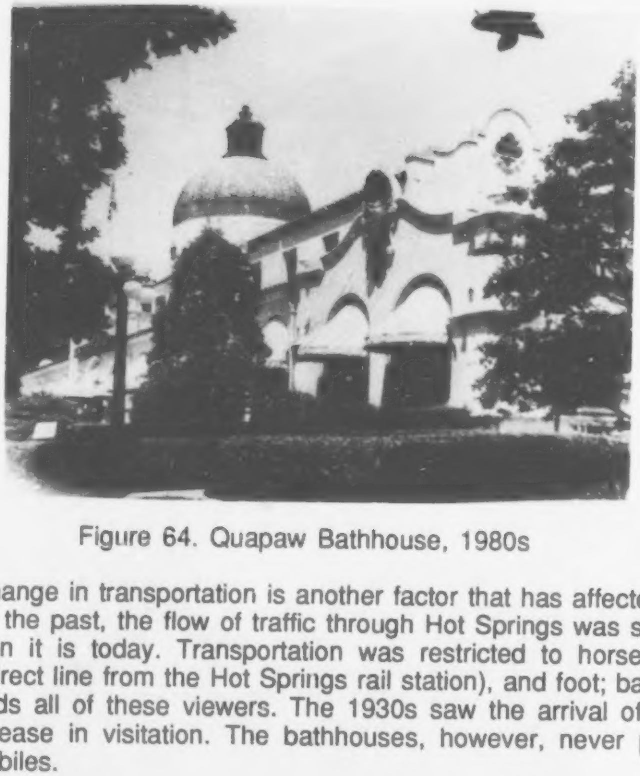


Figure 64. Quapaw Bathhouse, 1980s

Transportation. Change in transportation is another factor that has affected signage along Bathhouse Row. In the past, the flow of traffic through Hot Springs was slower-paced and less congested than it is today. Transportation was restricted to horse-drawn carriage, trolley car (with a direct line from the Hot Springs rail station), and foot; bathhouse signage was directed towards all of these viewers. The 1930s saw the arrival of the automobile, and with it an increase in visitation. The bathhouses, however, never provided parking facilities for automobiles.

The trolley car is no longer in operation. Because the speed of automobiles prohibits sight lines to details of Bathhouse Row and restricts comprehension time, and the present magnolia trees obstruct views, signs beyond the street edge are not easily read by vehicular visitors. Some signage set back beyond Magnolia Row is readable by pedestrians only from across the street; this occurs only where there is a break in the magnolias.

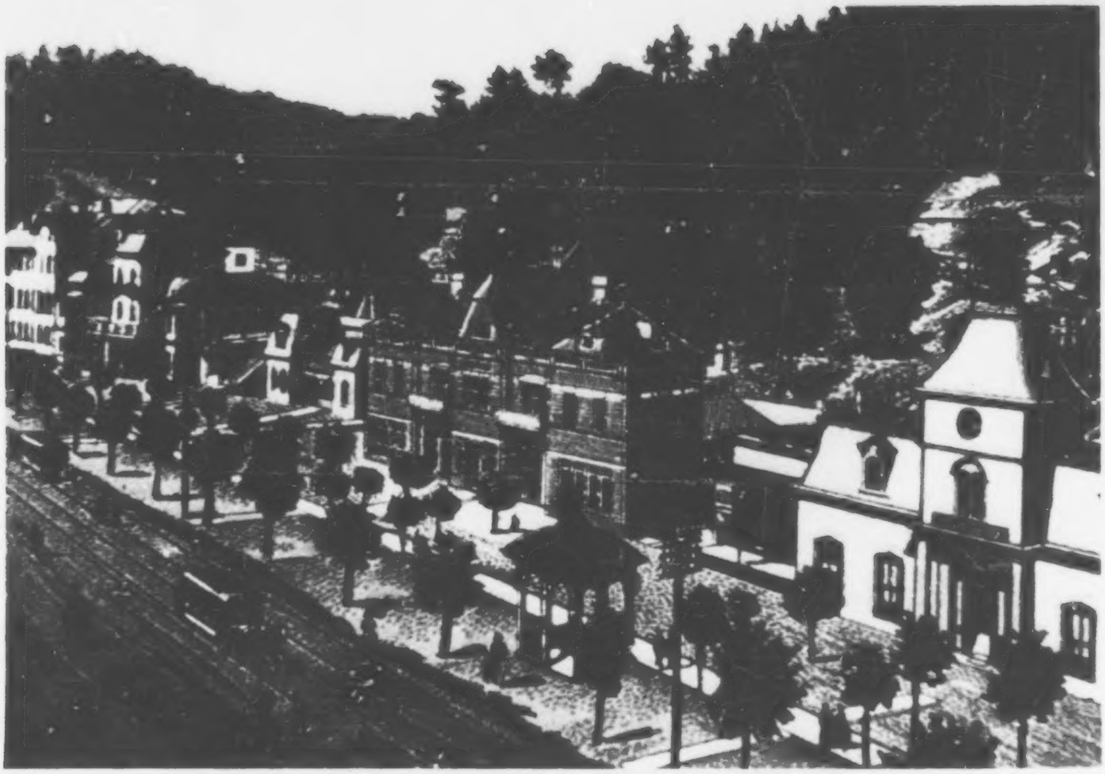


Figure 65. Bathhouse Row, ca. 1891 (Source: Hot Springs National Park)

Bathhouse Siting. Although the historical context has changed, certain character-defining elements of Bathhouse Row have remained constant since its founding in the late 1800s. For instance, the setback siting of the bathhouses from the street, each bathhouse with its respective front lawn and currently enclosed porch are still important characteristics of

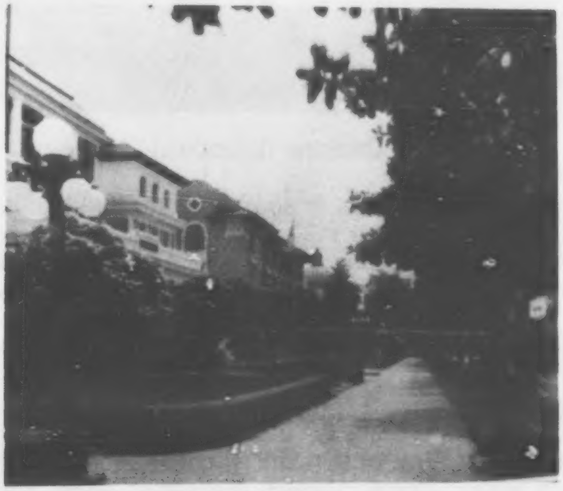


Figure 66. Bathhouse Row, view south, 1930s

Bathhouse Row. Furthermore, the spacing between the bathhouses, as opposed to the abutted treatment of the buildings on the west side of Central Avenue, renders a stately presence of the bathhouses. Each bathhouse is firmly anchored upon its own site, and by viewing the side elevations from Magnolia Row, the visitor is able to comprehend the solidity of each building's mass.

Discretion of Signage. Signage along Bathhouse Row has always been kept to a minimum. Signage on the lawns was strictly temporary and restricted in size; when placed on buildings, signage was an integral part of the architecture. For display features, signage was typically located directly in front of or alongside the feature; there was minimal directional signage. This distinct lack of signage, as compared to the west side of Central Avenue, is a significant feature of Bathhouse Row.

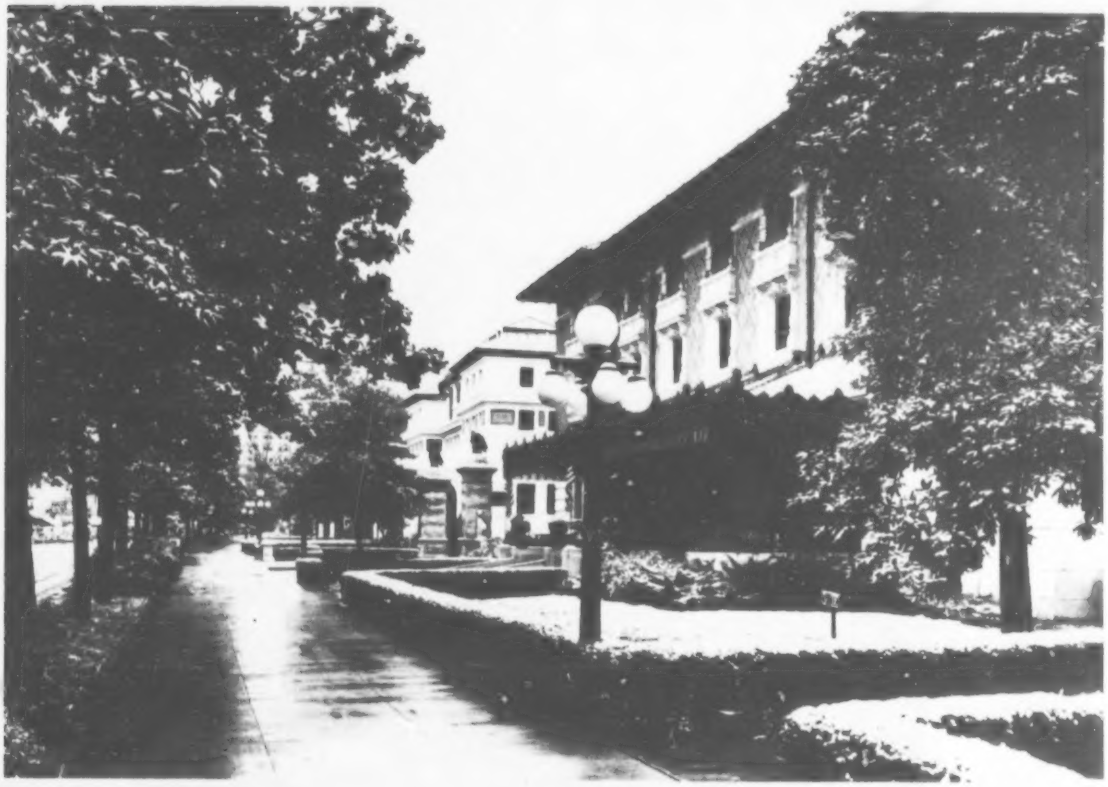


Figure 67. Bathhouse Row, ca. 1935 (Source: Hot Springs National Park)

Central Avenue. The west side of Central Avenue has always been a powerful visual contrast to Bathhouse Row; it still is today. The essence of this side of the avenue is illustrated through the scale and style of the architecture; the abutment of one building to another, creating a continuous facade; the facade articulation with signage, lighting, ornament, and color; the street/building edge condition; building entry sequences; the projecting signage perpendicular to the flow of traffic; and the distinct lack of vegetation.

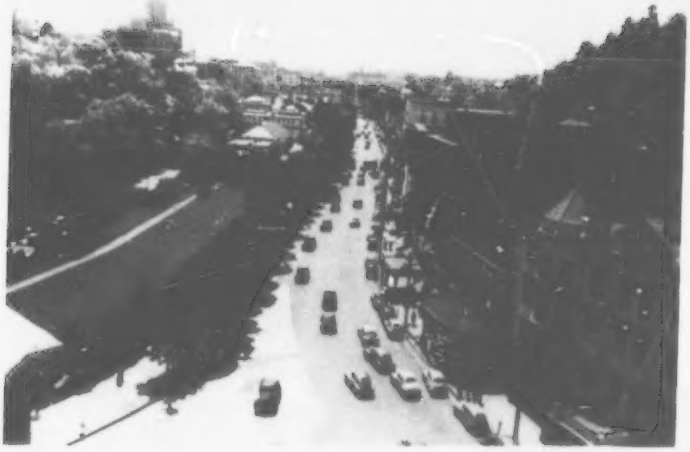


Figure 68. Central Avenue, view south, 1950s

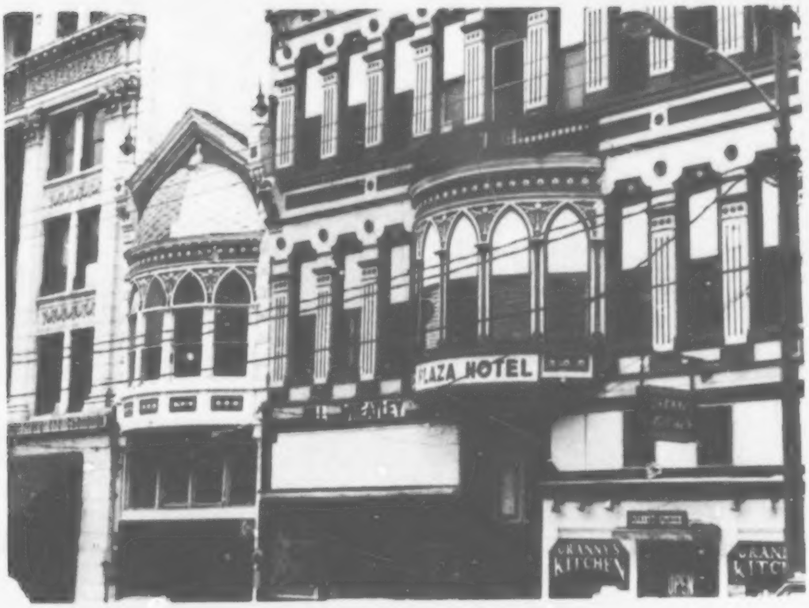


Figure 69. Central Avenue, west side, 1988

Bathhouse Identity. Each bathhouse is identified by its name (Fordyce, Ozark, Hale, Superior, etc.). Most of today's bathhouse names have persisted since Hot Spring's development in the 1890s. Unlike the west side of Central Avenue, there has not been a large turnover of lessees to change the names. Although all of the bathhouses offered similar services, each place was identified by its individual name and subsequent reputation. This identity was reinforced through advertisements at the local and regional levels.

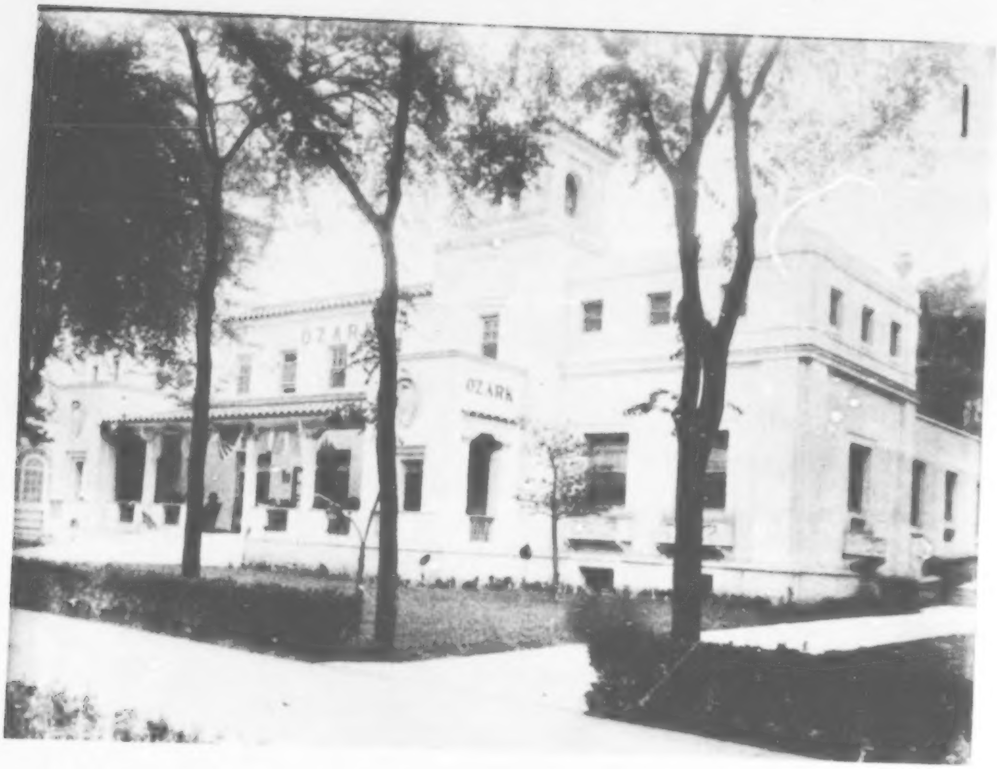


Figure 70. Ozark Bathhouse, 1922
(Source: Record Group 79, Natural Resources Division, National Archives).

This reflects the powerful associative value in a building's name rather than the temporal reliance on flashy signs for identification and advertisement – as displayed on the west side of Central Avenue. Bathhouse signage may have been regulated by the government's presence in the 1930s; however, the formal characteristics of the later bathhouse architecture warranted conservative signage.

With the advent of the historic property leasing program, the services offered by the new occupants of the buildings will vary from one structure to the next. There will no longer be a singularity of building usage. The historic name of each bathhouse becomes the only link between its past identity and the current use.

Historic Levels of Signage

To understand and effectively guide current signage needs along Bathhouse Row, an analysis of the historical antecedent is necessary. This section presents such an analysis and is followed by a section on design guidelines for the future.

Within the historical context, three scales of signs developed along Bathhouse Row. These were a roof-level scale, for distant viewing; street-level scale, for viewing from across the street or from the trolley cars; and pedestrian-level scale for close-up viewing by the building visitor (see fig. 58). Each type had its specific audience by virtue of the scale of lettering employed and the siting and orientation. The larger the lettering, the greater the distance for viewing. When placed on the front facade of a bathhouse, parallel to traffic flow, a large sign could be read from across the street, but when a smaller sign was placed on a side elevation the range of legibility decreased. This is still true today. In general, signage was carefully integrated into the architecture and setting and was designed to address a wide range of audiences.

Roof-Level Signs. These signs were meant for distant viewing within the town of Hot Springs and were typically incorporated into the roof design as a permanent fixture. The message communicated was straightforward and concise, usually the name of the bathhouse by itself. This large-scale signage was often an integral part of the early bathhouses' towers projecting above the treeline. Over time, and with changes in architectural styles, these roof-level signs disappeared.

Characteristics:
- large scale, for distant viewing
- integral with tower/roof design
- permanent
- concise message: bathhouse name
- projection above treeline
- no longer exist

Applications:
- illuminated sign at parapet
- incorporation into roofing material
- cupola and porch rail sign
- flags

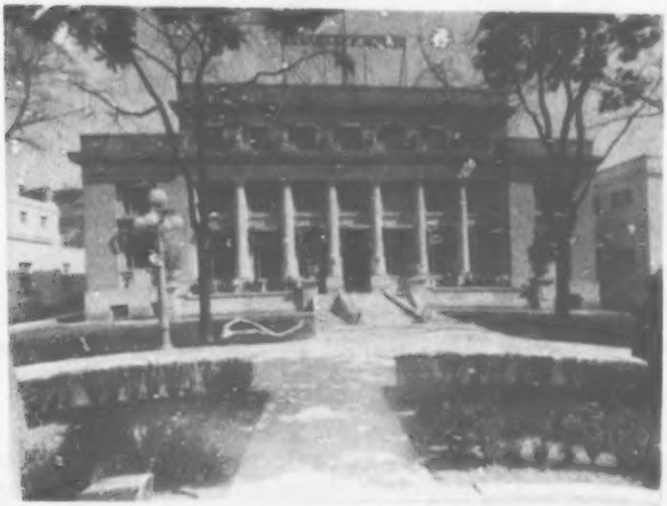


Figure 71. Buckstaff Bathhouse, 1920s

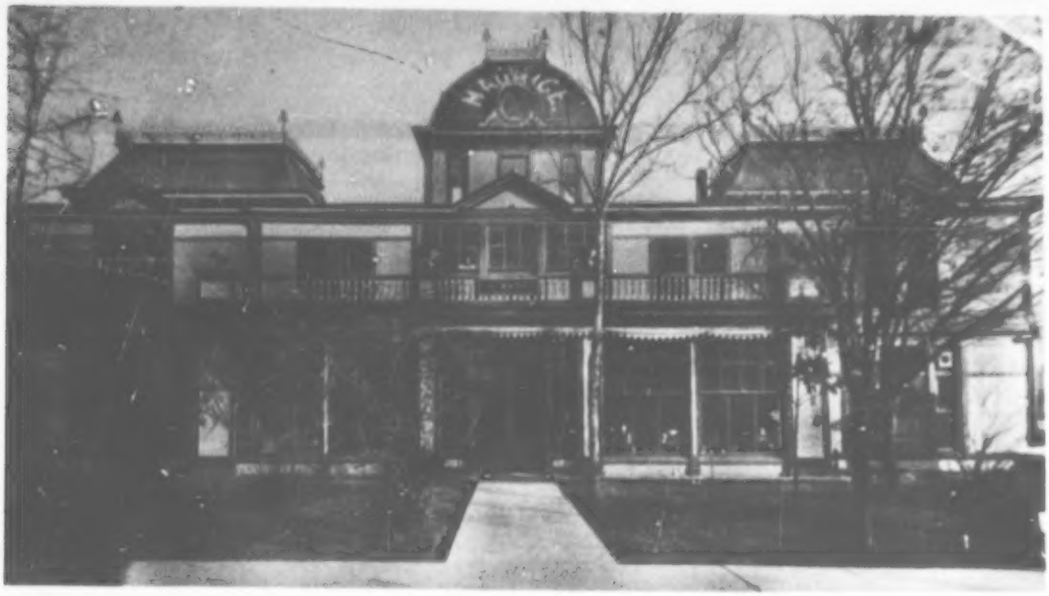


Figure 72. Old Maurice Bathhouse, between 1901 and 1911
(Source: Hot Springs National Park)

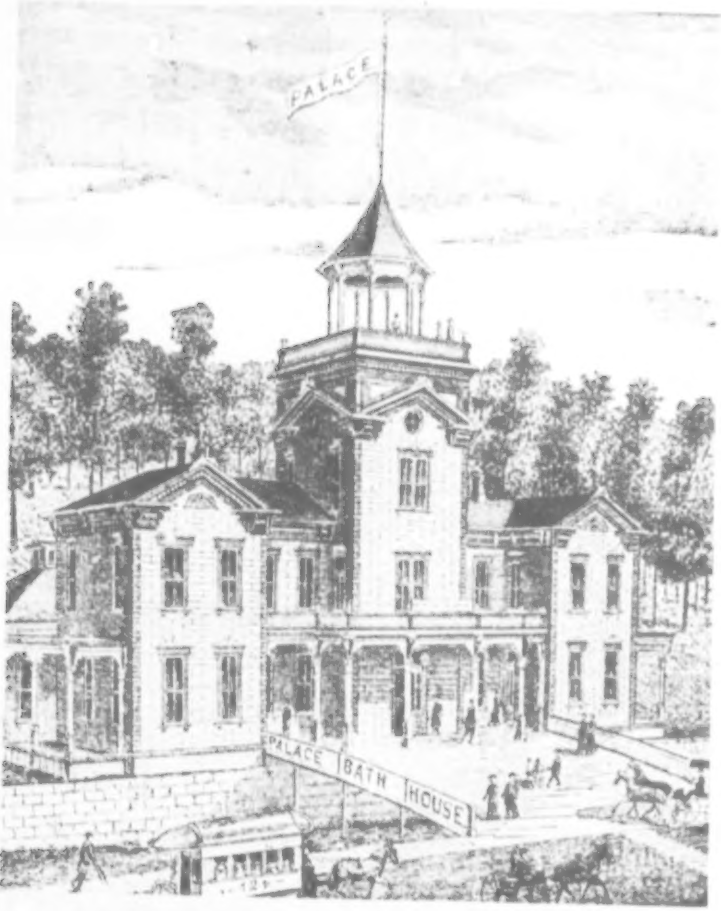

PALACE
PALACE BATH HOUSE

Figure 73. Old Palace Bathhouse between 1882-1884 (Source: Gem Souvenir)

Street-Level Signs. This level of signage, smaller in scale than that at the roof, was designed for viewing from the trolley cars and from across the street. Typically located above the bathhouse entry, it was integral with the front facade design and oriented parallel to the traffic flow. (The exception was signage used on bridges over Hot Springs Creek and the side wall plaques.) To maintain a proportional relationship to the architectural massing, sign size was restricted. Subsequently, the amount of information conveyed at this scale was kept to a minimum – usually the bathhouse name or services rendered. This signage type still exists on each of the bathhouses above the main entry and is a uniform characteristic of Bathhouse Row. This type of signage is the most consistent historically, providing an element of continuity between the diverse architectural styles of the bathhouses.

Characteristics:

- scaled to building facade
- street views
- parallel to traffic flow
- location at entry; bridges
- concise message
- uniform use along Bathhouse Row
- raised or engraved lettering on facade
- existing

Applications:

- second-floor porch
- above entry on facade, incorporated into pediment or entablature
- awnings/marquee
- bridge across Hot Springs Creek

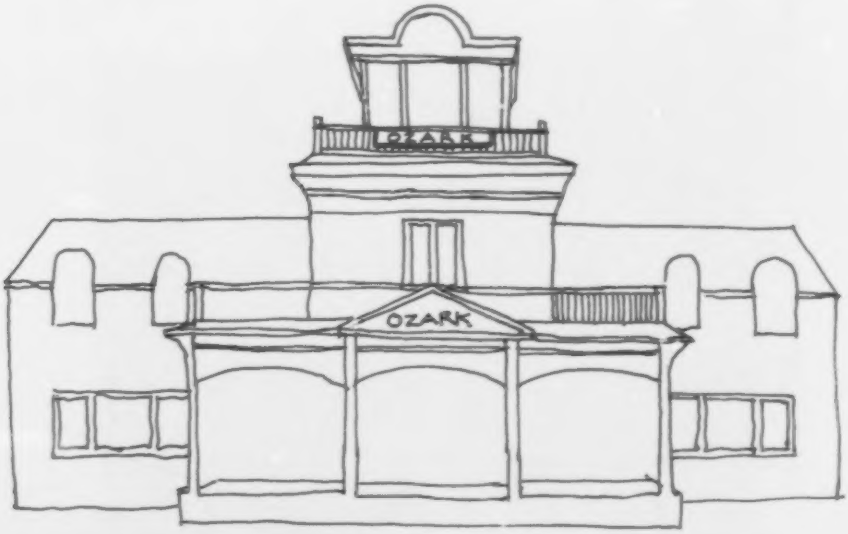


Figure 74. Ozark Bathhouse, sketch, ca. 1906

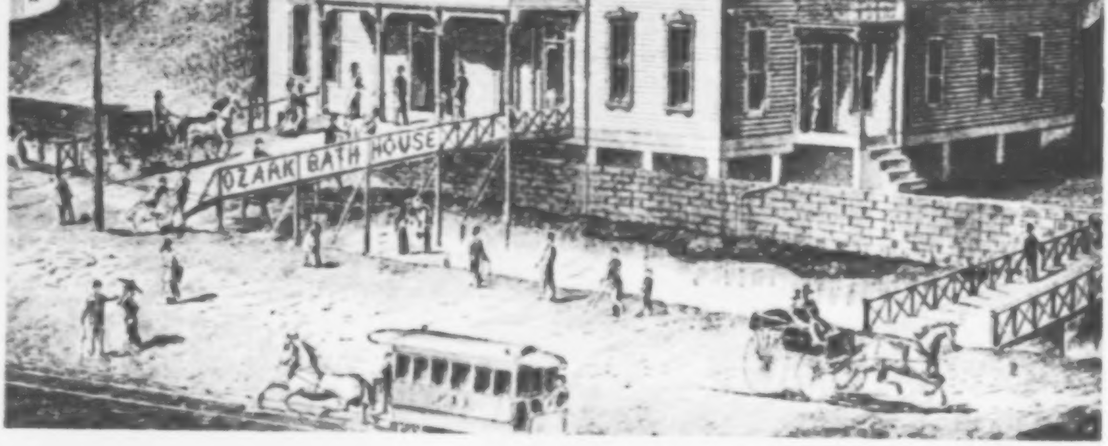

OZARK BATH HOUSE

Figure 75. Ozark Bathhouse, between 1880-1883
(Source: Garland County Historical Society)

Figure 76. Superior Bathhouse, 1988

SUPERIOR BATHS

best copy available

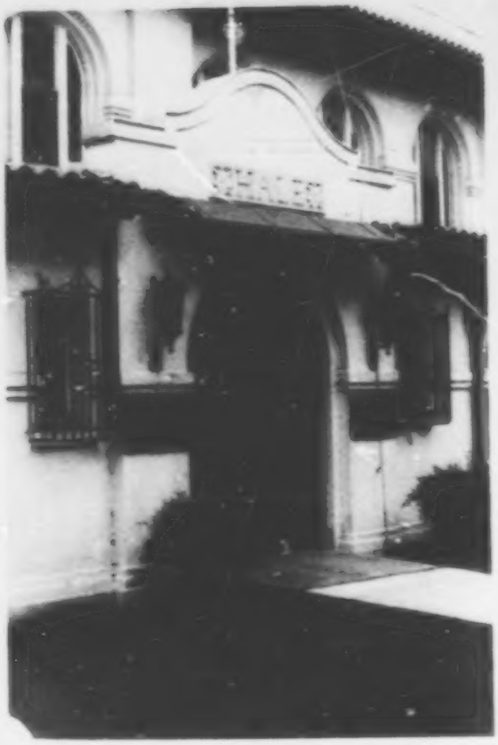


Figure 77. Hale Bathhouse, 1988

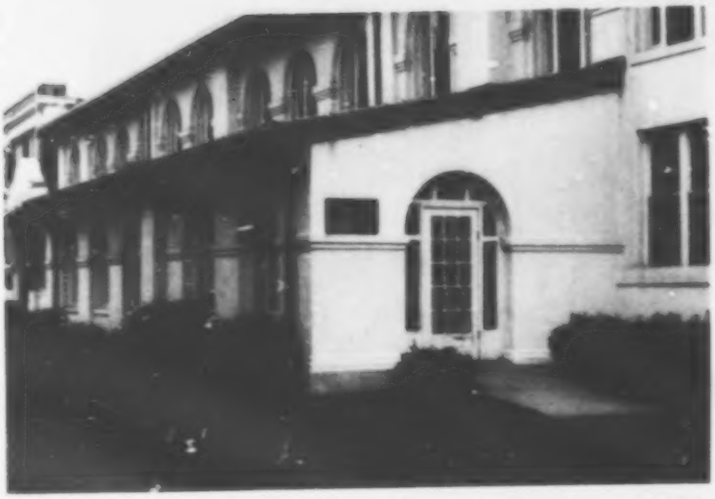


Figure 78. Hale Bathhouse, 1988

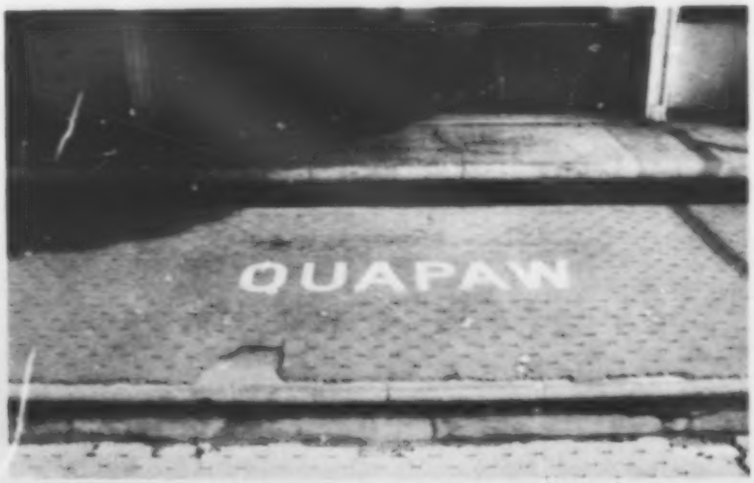


Figure 79. Quapaw Bathhouse, 1988

Pedestrian-Level Signage. The third scale of signage was for the pedestrian and building user and was characteristically located in the entry zone of the bathhouse. The lettering was small and the message was full of data such as bath rates, hours, etc. Because the information conveyed frequently needed updating, these signs had to be easy to change and/or temporary.

Characteristics:

- close-up viewing
- large quantity of information
- entry zone
- small-scale lettering
- temporary

Applications:

- removable stand on lawn, by entry
- removable stand,by sidewalk/lawn intersection
- painted on entry door glazing; transom
- hanging signs on interior door glazing
- entry sidewalk mat
- permanent plaques on building facade, on either side of the entry; also located on porch addition side, by secondary entrances
- side plaques, by secondary entrances
- interior, building memorial plaque
- interior, neon sign of bathhouse name in lobby space, visible through entry door glazing to exterior

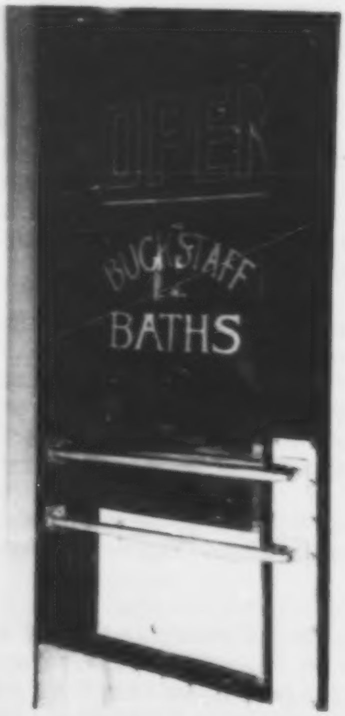


Figure 80. Buckstaff Bathhouse, 1988

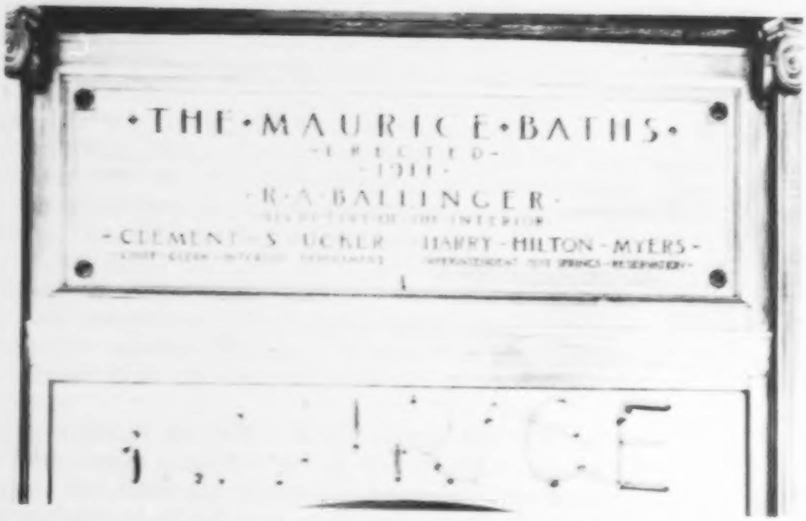


Figure 81. Maurice Bathhouse, 1970s

Current Signage Needs

Today's visitor to Bathhouse Row is exposed to a potentially confusing array of signs highlighted by differences in materials, sizes, colors, designs, and siting. A signage system along Bathhouse Row should clarify communication so that visitors can distinguish directional from interpretive signs; recognize National Park Service versus lessee facilities; and improve the area's appearance by reducing the visual "noise." Implementation of such a system will require some changes in existing signage. As with other landscape features, additions should be distinguishable yet compatible with existing historic fabric.

Existing needs, audiences, and information to be conveyed have changed over time. New signage should be sensitive to these changes, the historic context, and current bathhouse architecture. Signage needs to address two audiences – visitors to the national park and building users/occupants. The primary message to convey to distant viewers and vehicular traffic is Bathhouse Row as a nationally significant historic district; the secondary message to convey to close-up viewers is the uniqueness of each bathhouse and its services.

It is important to identify the presence of the National Park Service, particularly reflecting the unified image of Bathhouse Row; this will be provided through park entry signs, directional or orientation signs, regulatory signs, and interpretive signs. The lessee's concerns will focus on the identification and advertisement of the services to be offered at each bathhouse.

The following design guidelines are separated into two groups – signs that are the responsibility of the Park Service and signs belonging to the lessee. In each case the recommendations are based upon the preceding historical analysis, which details the referenced signage hierarchies. Characteristics are identified, and guidance is given for general sign types applicable to the 1980s.

Park Service Signs. The historical use of large-scale signage for incoming visitors to the city of Hot Springs was at the bathhouse roof level, identifying individual bathhouses at a great distance. The current need for signage is not to advertise individual bathhouses, but to identify the area as Bathhouse Row Historic District under the National Park Service. Thus, roof-level signage is no longer needed. New signage should simultaneously reflect the presence of the Park Service, identify and interpret significant features, and guide and orient visitors. Signage to be provided by the National Park Service will specifically include entry identification, directional and regulatory information, and interpretive displays.

Park Service Identity – Visitors arriving in the region, whether or not Hot Springs National Park is their destination, would benefit from exposure to information on park opportunities. Historically, Hot Springs was promoted as far away as St. Louis, Missouri, with the advent of railroad service to Hot Springs. Hence, at regional entry points such as Little Rock and Hot Springs airports and bus stations, orientation wayside exhibits should be erected. These exhibits should include a map showing access routes to the park, a graphic illustration of major park facilities and opportunities, and a panel for information on upcoming events. The NPS arrowhead should be incorporated, and the exhibits should be designed to have a family resemblance to the other signage that is in the park.

Park Service Entry Signs – Existing entrance signs on the corner of Central and Reserve avenues and in the Arlington Lawn need to be removed, and these areas should be redesigned into readily identified and integrated nodes (see Plan E for node locations). The entrance nodes should be inviting and sensitively designed for each specific location in the historic district. These nodes should incorporate entrance signs that are visible to drivers and pedestrians, entrance kiosks with information for pedestrians, and appropriate landscaping. The south entry area should also incorporate the existing flagpole. The north entry node area should include seating.

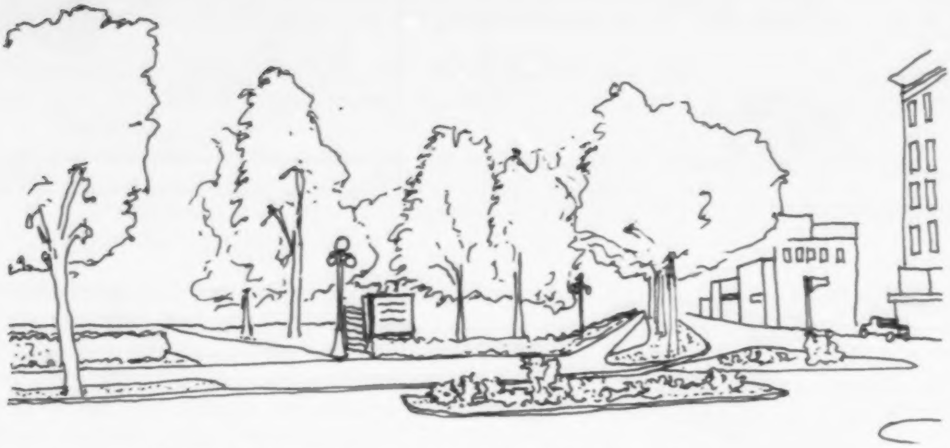


Figure 82. North entry to Bathhouse Row, 1980s

Entrance nodes at each end of Bathhouse Row should be sensitive to the historic context of low-profile signs and reflect the distinctive, special character of the park, particularly of Bathhouse Row. Node designs will incorporate motifs and materials characteristic of Bathhouse Row and will be subject to compliance review for compatibility by regional cultural resource professionals. Landscaping should be designed so that future vegetative growth will not obstruct any views of the signs.

South Entry Node

Characteristics:

- sensitive to high-traffic area
- reflect character of park, Bathhouse Row
- sensitive, low-profile signs
- sensitive landscaping; maintain hedges when possible

Features:

- entrance sign
- national historic landmark plaque
- kiosk - information dispersal
- flagpole

North Entry Node

Characteristics:

- inviting, collective space
- reflect character of park, Bathhouse Row
- sensitive signs and landscaping
- prominent setback location by Arlington Lawn

Features:

- entrance sign
- kiosk - information dispersal
- seating

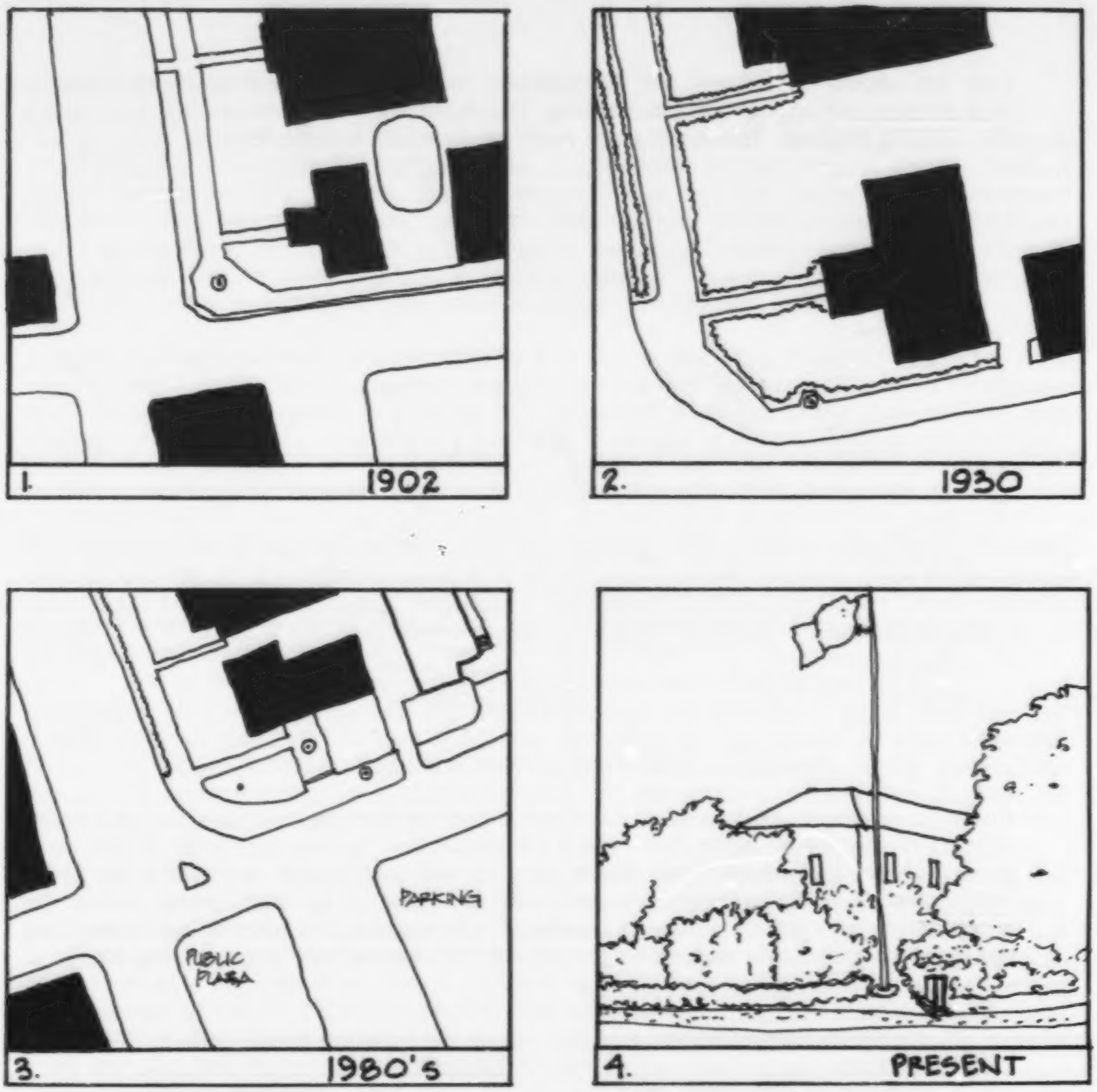


Figure 83. Evolution of the south entry to Bathhouse Row

1. 1902 - Note that the administration building entry faces Central Avenue, similar to other entries on Bathhouse Row. Also note the water feature at the corner "plaza." This area acts as a node.

2. 1930 - The administration building entry is the same as in 1902, although the water feature has been moved onto Reserve Avenue.

3. 1980 - The administration building entry now faces Reserve Avenue along with the water features. The corner is now simply a paved passageway; the park entrance sign and flagpole are located here.

4. Existing south entry corner is heavily overgrown; it is difficult to see park entrance sign.

The kiosk area should be connected to or closely associated with the entrance sign, forming a single unit. The entry sign should be perpendicular to traffic flow, directed towards vehicular traffic, and contain a concise message. The sign itself should be separate from the base so that it can be replaced independent of the base. The 11" x 14" national historic landmark plaque should be integrated as part of the new entrance node on the corner of Central and Reserve avenues, either as part of the kiosk or on a separate support.

An important function of these kiosks is to direct visitors to the new visitor center. Three panels to be incorporated into the kiosks should contain the following information:

- orientation map identifying the visitor center, each bathhouse, Arlington Lawn, the promenade, the Display Springs, and all handicap access routes and facilities
- interpretation of the scene at that location, with a historic photograph to give visitors a sense of what the area looked like in the past
- a changeable calendar for upcoming events, construction updates, and bathhouse openings

At future kiosk locations, temporary panel supports should be used to hold interpretive panels until the permanent kiosks are installed. When these kiosks are in place, the existing information panel at the south end of Arlington Lawn will not be necessary and should be removed; the concrete pad should also be removed, and the hedge should be replanted in a straight line along the walkway. The existing panels in the lawns can also be removed (see Plan E).

In conclusion, the entrance nodes should harmonize and be historically compatible with the district. Their design should avoid detailing that could give the impression they were part of the original design. Wayside exhibit planning and entrance node designs need to be closely coordinated to further strengthen the efficacy of these nodes and will fall under the compliance review of regional cultural resource management professionals.

Directional Signs – Directional signs should be set up on approach highways and selected Hot Springs streets to direct visitors to the park and appropriate parking lots. These signs, as with all directional signs associated with the park, should not be of UNICOR design. Placement guidelines in the *National Sign System Study* (NPS 1987d), the *National Park Service Sign Manual* (NPS 1987c), and the *Manual on Uniform Traffic Control Devices* (Federal Highways Administration 1986) should be followed.

Along the west side of the Magnolia Row planting strip, regulatory and directional highway signs should be kept to a minimum and should conform to the standards mentioned above. Signs identifying the drop-off area should be restricted to this area also. These guidelines assume only minor changes will occur in the Central Avenue corridor; if major changes are to occur, such as establishment of a planting strip, these guidelines may need revision.

Visitors approaching on Central Avenue from the north and south should be directed to parking areas by directional signs, located so that visitors have enough time to make the necessary turns, and prevent left turns into parking areas across Central Avenue. Visitors coming from the south would ideally use the lot near the Federal Building and Hill Wheatley plaza; visitors coming from the north would use the lots on the west side of Central Avenue.

There should be maps showing each Bathhouse Row building (especially the visitor center), city buildings and facilities in the immediate area, handicapped-accessible routes and facilities, and a "you are here" notation in each parking lot. These maps should be simple and small (18" x 24" maximum) and should be integrated with the parking lot pay station. Information on upcoming events can be displayed at the Fordyce visitor center for visitors coming from the parking lots and Hill Wheatley plaza on the west side of Central Avenue.

Existing directional signs (two restroom signs and four feature identification signs) should be replaced in their existing locations; no additional signs should be installed. Replacement signs should incorporate the NPS arrowhead; be no larger than the existing directional signs; use colors, materials, and motifs compatible with the historic scene; and coordinate with other signs in the system. Signs do not need to use the white-on-brown color scheme, and the UNICOR style should not be used.

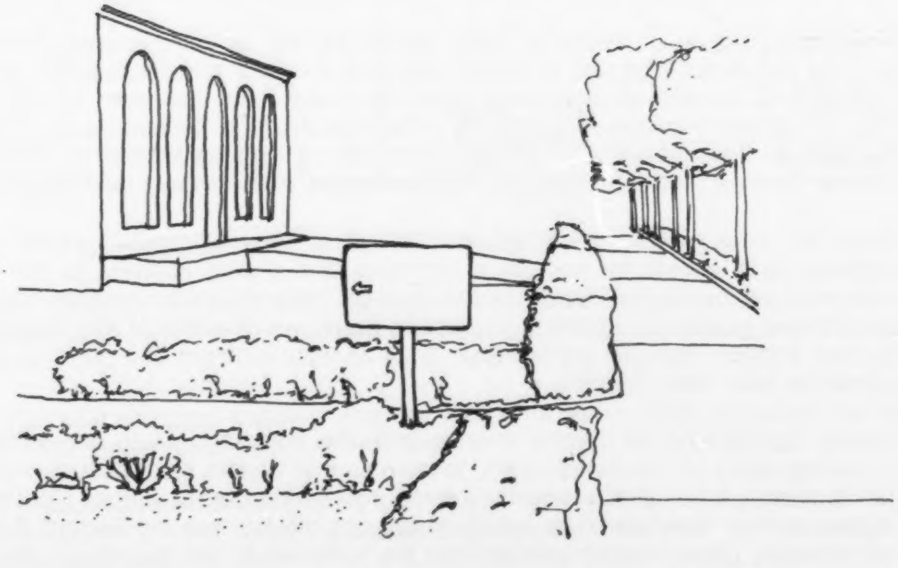


Figure 84. Bathhouse Row, directional sign sketch

Interpretive Signs – In addition to the interpretive information presented at the entrance node kiosks, the Park Service must provide for individual bathhouse interpretation. Following from the historical precedent, this will be handled by low-profile signs at the intersection of the bathhouse lawns and Magnolia Row sidewalk – specifically on the inside edge of the holly hedge at each bathhouse. These signs will identify the bathhouse by its historical name.

Historically, very few directional or identification signage has been used along Bathhouse Row. The few informal feature identification signs existing around the turn of the century, located directly in front of features, have been replaced with various styles of directional signs along Magnolia Row. As part of the overall sign rehabilitation program, these existing signs should be reduced in number and made more uniform.

Characteristics:
- close-up viewing
- large amount of information
- lawn edge/Magnolia Row intersection
- small-scale lettering
- replaceable

Applications:
- directional signage in spaces between bathhouse lawns
- information nodes
- bathhouse identification and interpretation; permanent interpretive plaque at lawn edge (similar to one used above promenade for Carriage Row)
- flag above entry

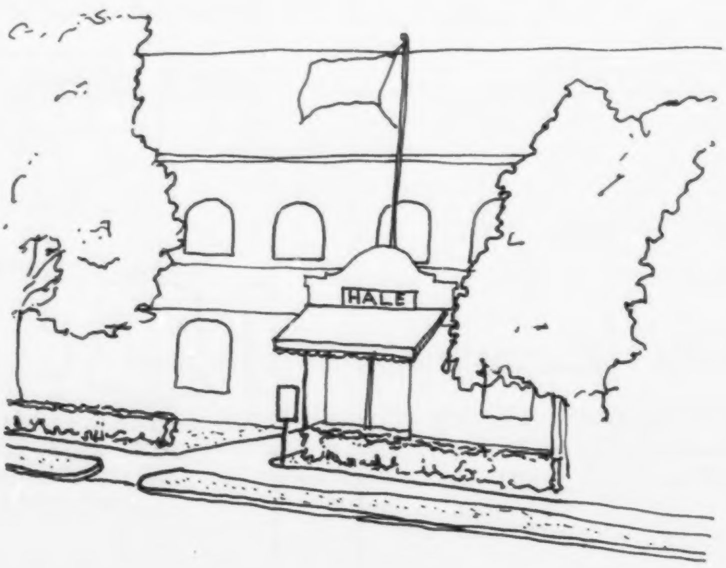


Figure 85. Hale Bathhouse, 1939-40

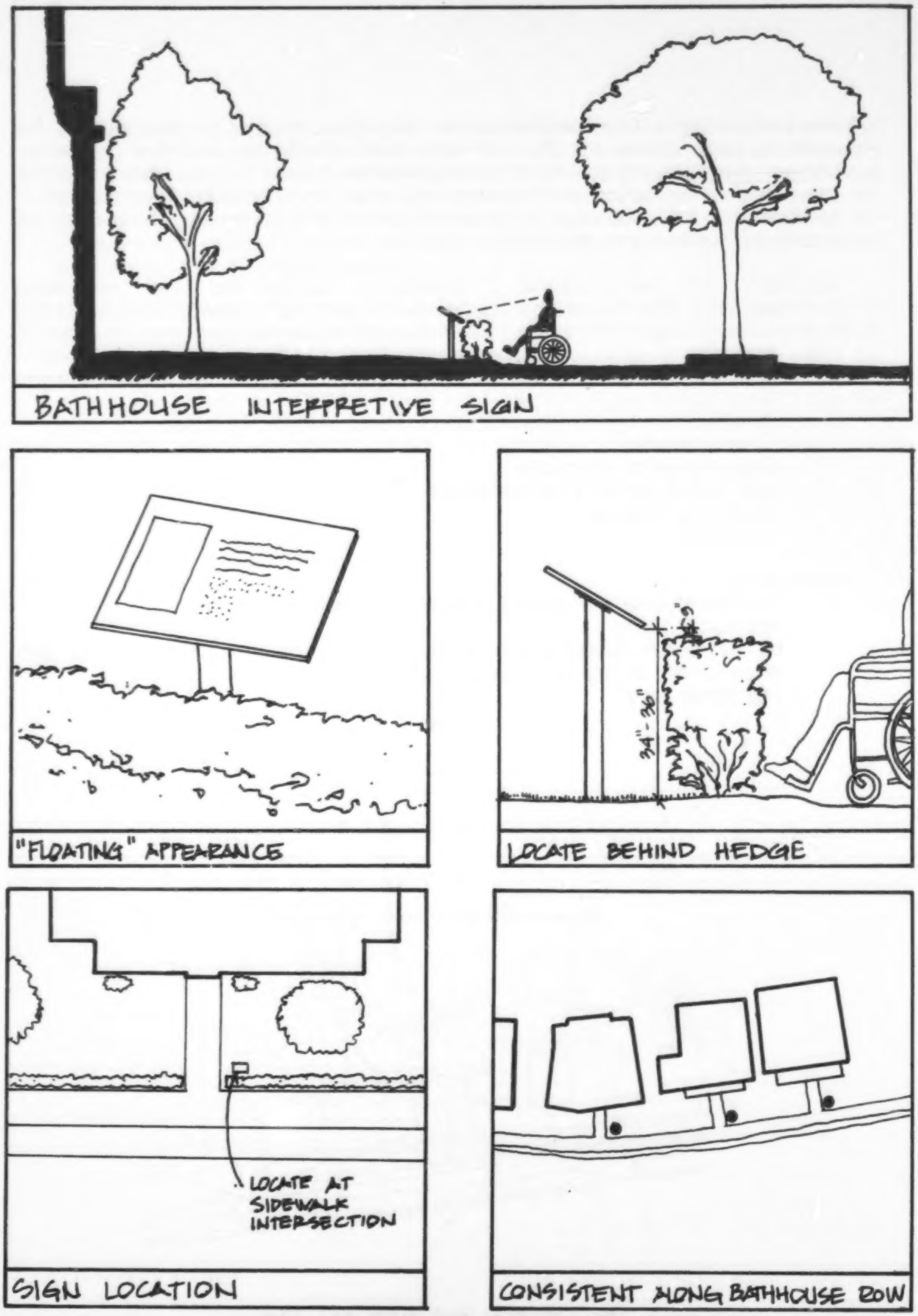

BATHHOUSE INTERPRETIVE SIGN
"FLOATING" APPEARANCE
6"
34"-36"
LOCATE BEHIND HEDGE
LOCATE AT SIDEWALK INTERSECTION
SIGN LOCATION
CONSISTENT ALONG BATHHOUSE ROW

Figure 86. Bathhouse interpretive signs

General Sign Format – The NPS arrowhead and a distinctive format and framing should be used on all park signs to unify the system and present a consistent image. (Format refers to the layout of the elements that make up the sign.) Sign dimensions should be determined using a basic size unit. For example, a small directional sign uses two units and a larger interpretive sign uses four.

2 units
4 units

Figure 87. Sign dimensions

The NPS arrowhead will provide a simple, clear visual image that visitors will be able to recognize at a glance and associate immediately with the park. The arrowhead should be appropriately scaled to each sign. Arrowheads could be incorporated into the signs or into the sign frames, with consistent placement throughout the system.

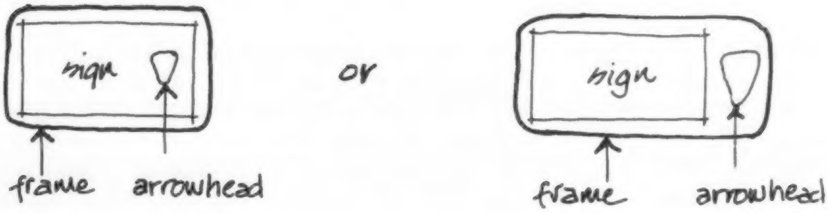


Figure 88. Arrowhead placement

Framing refers to the border surrounding the sign. If, for example, both directional signs and interpretive signs with text and graphics have a 1-1/2" metal frame (and incorporated arrowhead), they can be recognized as being in the same system while having different functions.

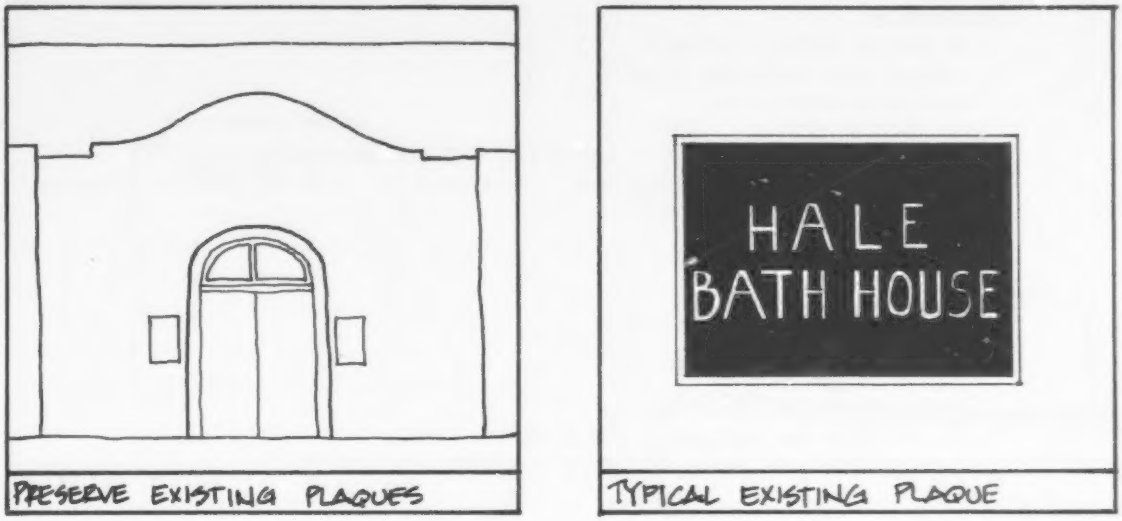
Lessee Signage. To identify new bathhouse services from Magnolia Row, new signage must be developed along Bathhouse Row; this will be addressed through individual bathhouse signage provided by the lessee and located within each building's entry zone. The following are design guidelines for the lessee for such signs. Signage types based upon the historic applications of street and pedestrian levels will be referenced. Individual design innovations are meant to be illustrative and not mandatory. Not all of the suggested applications must be used together; these merely represent a variety of options. A case-by-case evaluation of bathhouse design proposals during the historic structures reports reviews will ensure compatibility within the historic district. All lessee signage will be subject to approval by the park superintendent and the regional historical architect and landscape architect.

In general, any landscaping plans along Bathhouse Row should be sensitive to views of bathhouse signage, which might be obstructed by future vegetative growth. Lighting of bathhouse facades will be responsible for illuminating lessee signage. Through the discrete and minimal use of signage and the maintenance of identified characteristics along Bathhouse Row, the significant contrast between the two sides of Central Avenue should be continued. The new bathhouse concessions should not visually compete through signage with the businesses across the street, and the Magnolia planting strip should not be used to identify individual leased businesses. Bathhouse signs historically never existed in this area, and to include them now would compromise the visual integrity of Magnolia Row, resulting in unnecessary visual clutter. Also, business signs in this area would be of marginal utility because vehicles cannot turn off and park at individual buildings.

As in the past, street-level signage should be oriented towards the pedestrian along Magnolia Row or across the street and should be scaled accordingly. These signs should be parallel to the traffic flow and observable from Magnolia Row.

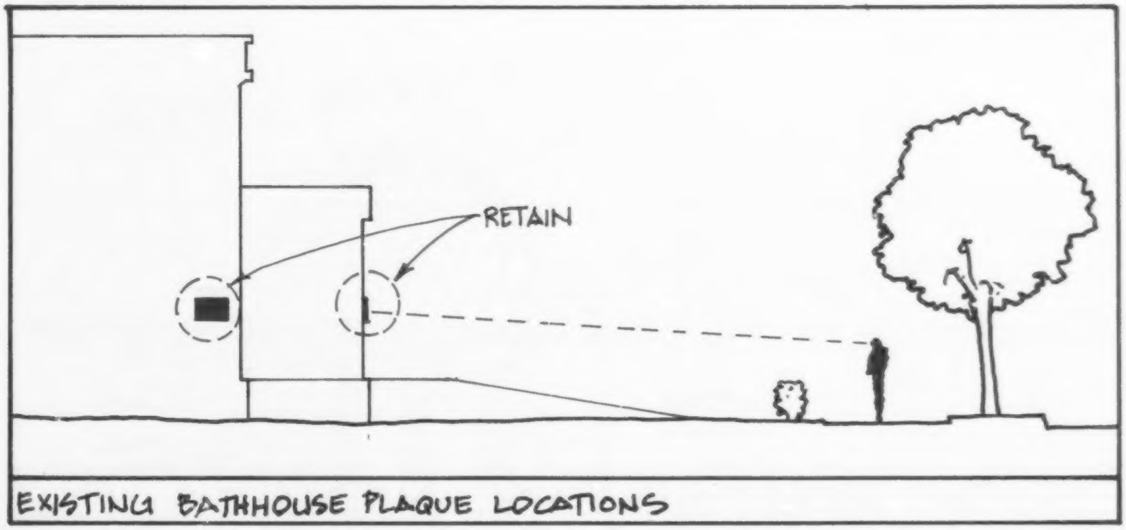
Cooperation between the park and the lessee, particularly through the use of the historical names of the bathhouses, is essential. Clarity, reinforced through message brevity and minimal signage, will be stressed for building identification. The types of signage that lessees may use include bathhouse name signs, awnings, and free-standing pedestrian signs.

> **Bathhouse Name Signs** – The historical bathhouse name will be used on interpretive signs along Magnolia Row, retained as existing on the buildings, and incorporated by the lessee into the facility's title. This type of signage is the most consistent historically, providing an element of continuity between the diverse architectural styles of the bathhouses, and should thus be maintained or enhanced. Retaining the historic bathhouse name and its existing signs will reinforce the historic identity of the buildings and eliminate confusion for the visitor.
>
> The incorporation of the historical bathhouse name with the new commercial use is stressed. The existing use of raised lettering above the bathhouse entry will be retained, not covered up, and will incorporate the new occupant's title. New lettering will be added as necessary to the existing bathhouse title above the entry. This new lettering should be removable, compatible with the individual bathhouse architecture and existing lettering, and distinguishable from the existing historic fabric. The amount of information advertised should be restricted to the bathhouse name and commercial title only (i.e., Fordyce Bathhouse visitor center, Superior Museum of Mechanical Musical Instruments, etc.). Because this title will be used on the building facades at the entries, the length of the title should be kept to a minimum; otherwise the lettering will be so small that it will not be legible from the street and will not be compatible in size with the architecture.



PRESERVE EXISTING PLAQUES

TYPICAL EXISTING PLAQUE



EXISTING BATHHOUSE PLAQUE LOCATIONS

Figure 89. Existing historic signage on bathhouses

For other signs, the scale of lettering, siting, and orientation will determine the viewing audience. Smaller-scaled signs at the entry zone will also be used by the lessee. Because signage uniformity along Bathhouse Row is preferred, the visitor center and administration buildings will be subject to the same signage guidelines as the bathhouses.

Characteristics:

- scaled to building facade
- viewed from sidewalk, street
- parallel to traffic flow
- location at entry
- concise message, use of historic name with concessioner's
- consistent along Bathhouse Row
- raised or engraved lettering
- removable

Applications:

- lettering above entry on facade
- preserve existing
- raised brass lettering
- dark plaque with gold lettering
- incorporate new occupant's title to match existing
- awnings/marquee (refer to awning guidelines for details)

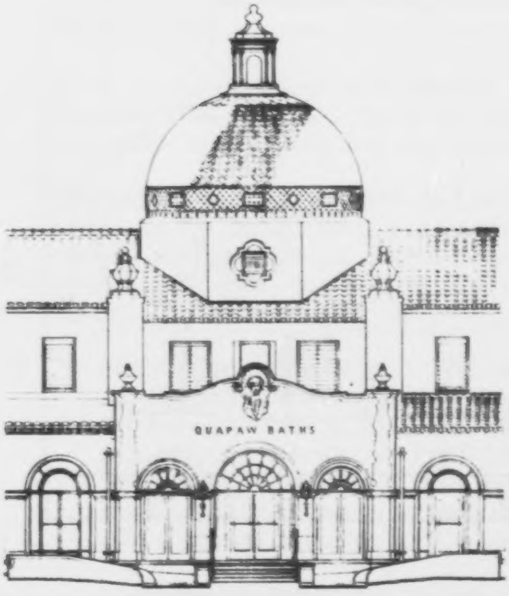

QUAPAW BATHS

Figure 90.
Quapaw existing entry elevation

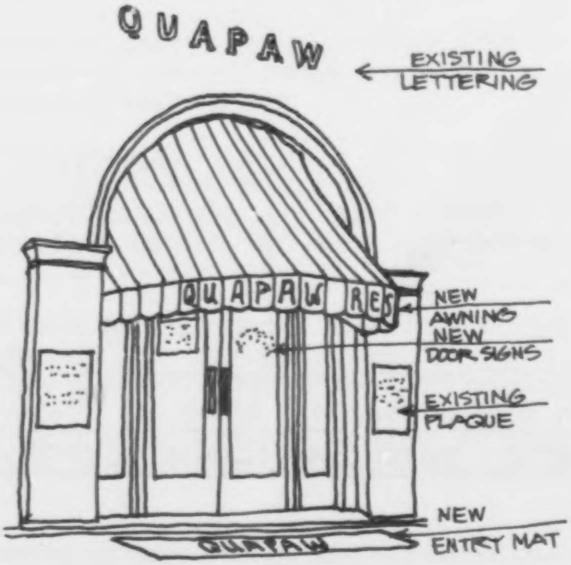
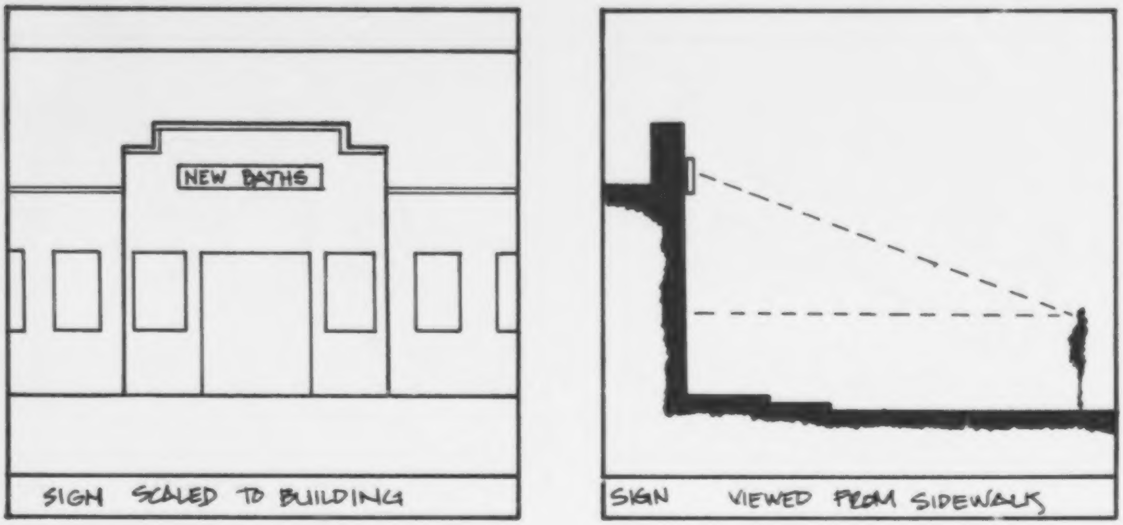
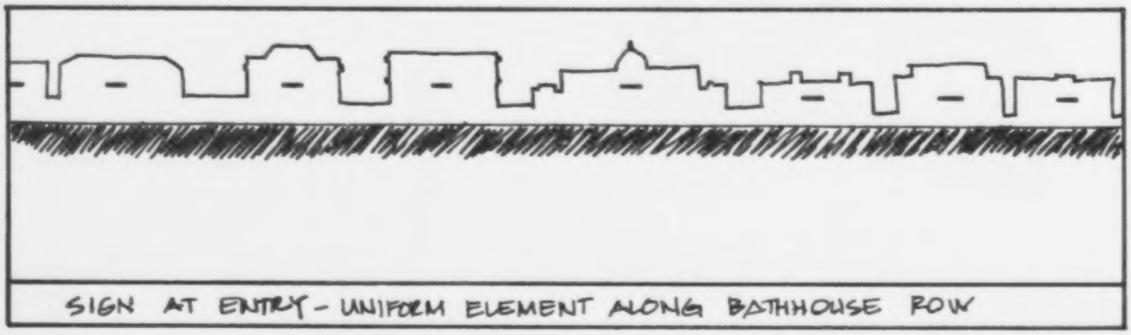

QUAPAW
EXISTING LETTERING
QUAPAW RES
NEW AWNING
NEW DOOR SIGNS
EXISTING PLAQUE
NEW ENTRY MAT
QUAPAW

Figure 91.
Potential new entry



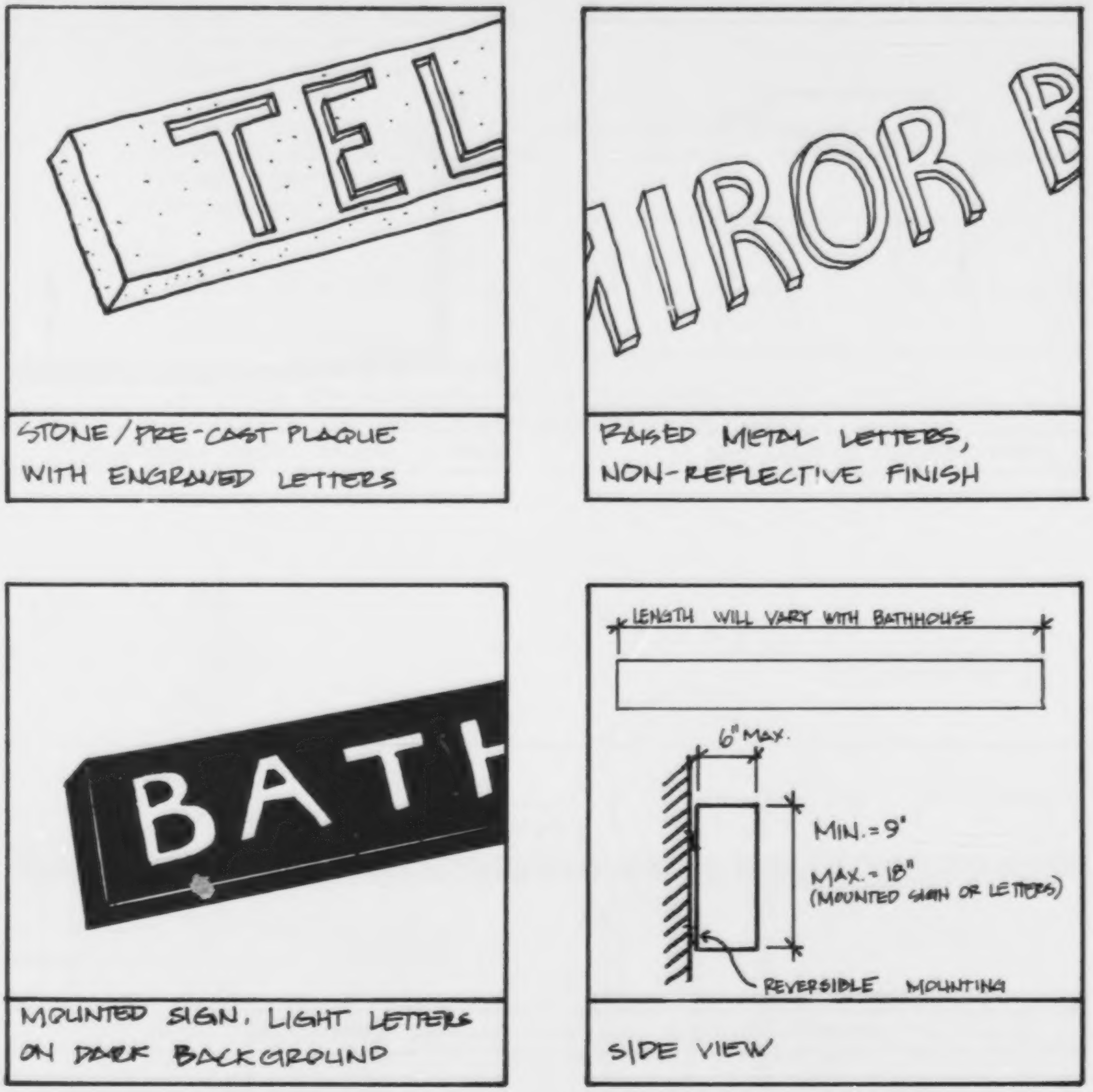
SIGN SCALED TO BUILDING

SIGN VIEWED FROM SIDEWALK



SIGN AT ENTRY – UNIFORM ELEMENT ALONG BATHHOUSE ROW

Figure 92. Existing bathhouse signs above entry – consistent element along Bathhouse Row.


TEL
MIROR B
BATH
LENGTH WILL VARY WITH BATHHOUSE
6" MAX.
MIN. = 9"
MAX. = 18"
(MOUNTED SIGN OR LETTERS)
REVERSIBLE MOUNTING

STONE / PRE-CAST PLAQUE WITH ENGRAVED LETTERS

RAISED METAL LETTERS, NON-REFLECTIVE FINISH

MOUNTED SIGN, LIGHT LETTERS ON DARK BACKGROUND

SIDE VIEW

Figure 93. Design guidelines for bathhouse signage above entry

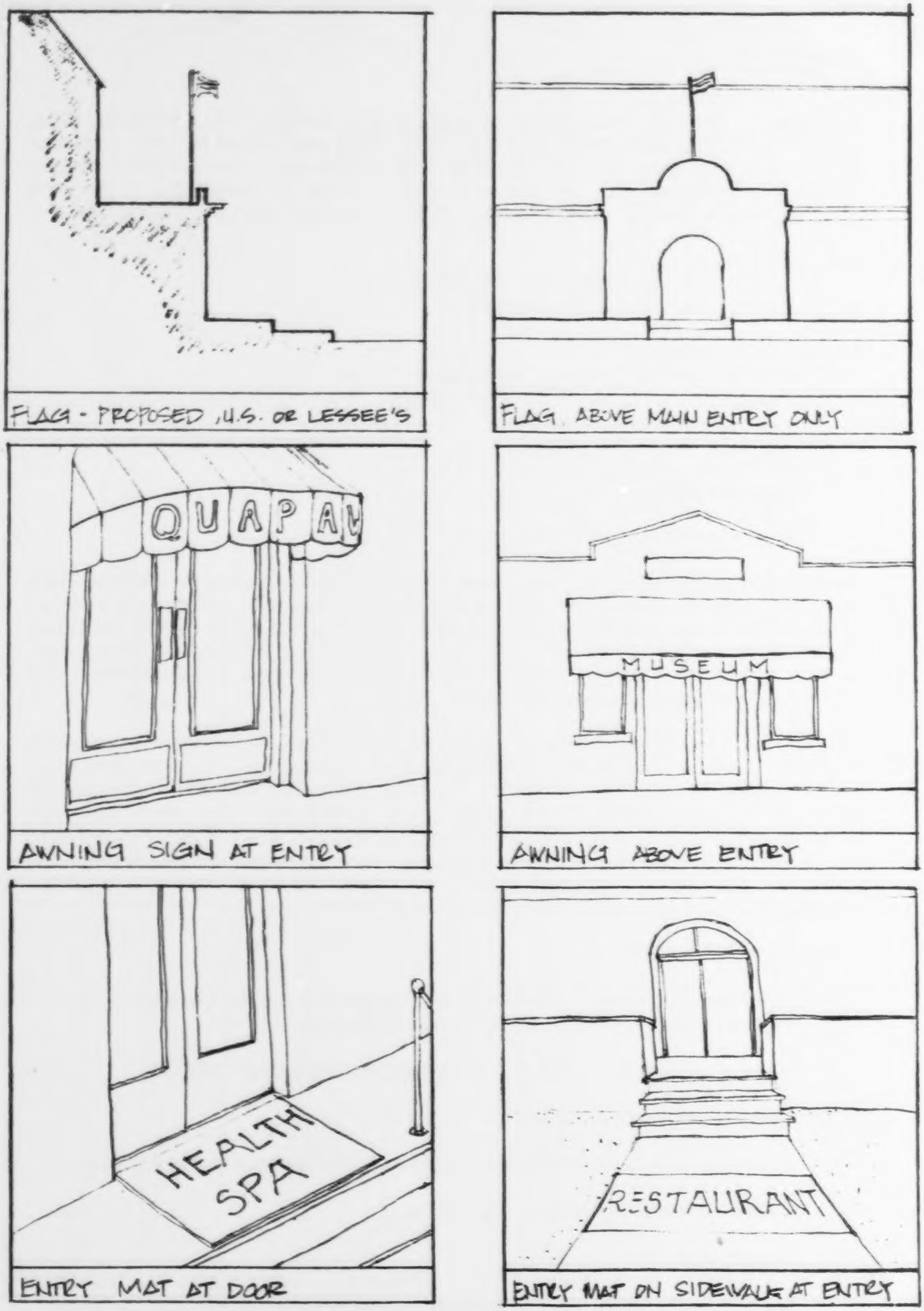

FLAG - PROPOSED , U.S. OR LESSEE'S
FLAG ABOVE MAIN ENTRY ONLY
QUAPAW
AWNING SIGN AT ENTRY
MUSEUM
AWNING ABOVE ENTRY
HEALTH SPA
ENTRY MAT AT DOOR
RESTAURANT
ENTRY MAT ON SIDEWALK AT ENTRY

Figure 94. Design guidelines for new lessee signage

Awnings – Awnings were used throughout the evolution of Bathhouse Row, predominantly as shading devices for the interior. They also served for entry protection from the weather (particularly after the bathhouse porches were enclosed) and provided a means for advertisement, with the bathhouse name on the lower edge of the entry awning. Awnings were a colorful, uniform building element along Bathhouse Row.

Historic Uses:

- shade
- shelter
- advertisement, bathhouse name
- ornamental element

Historic Characteristics:

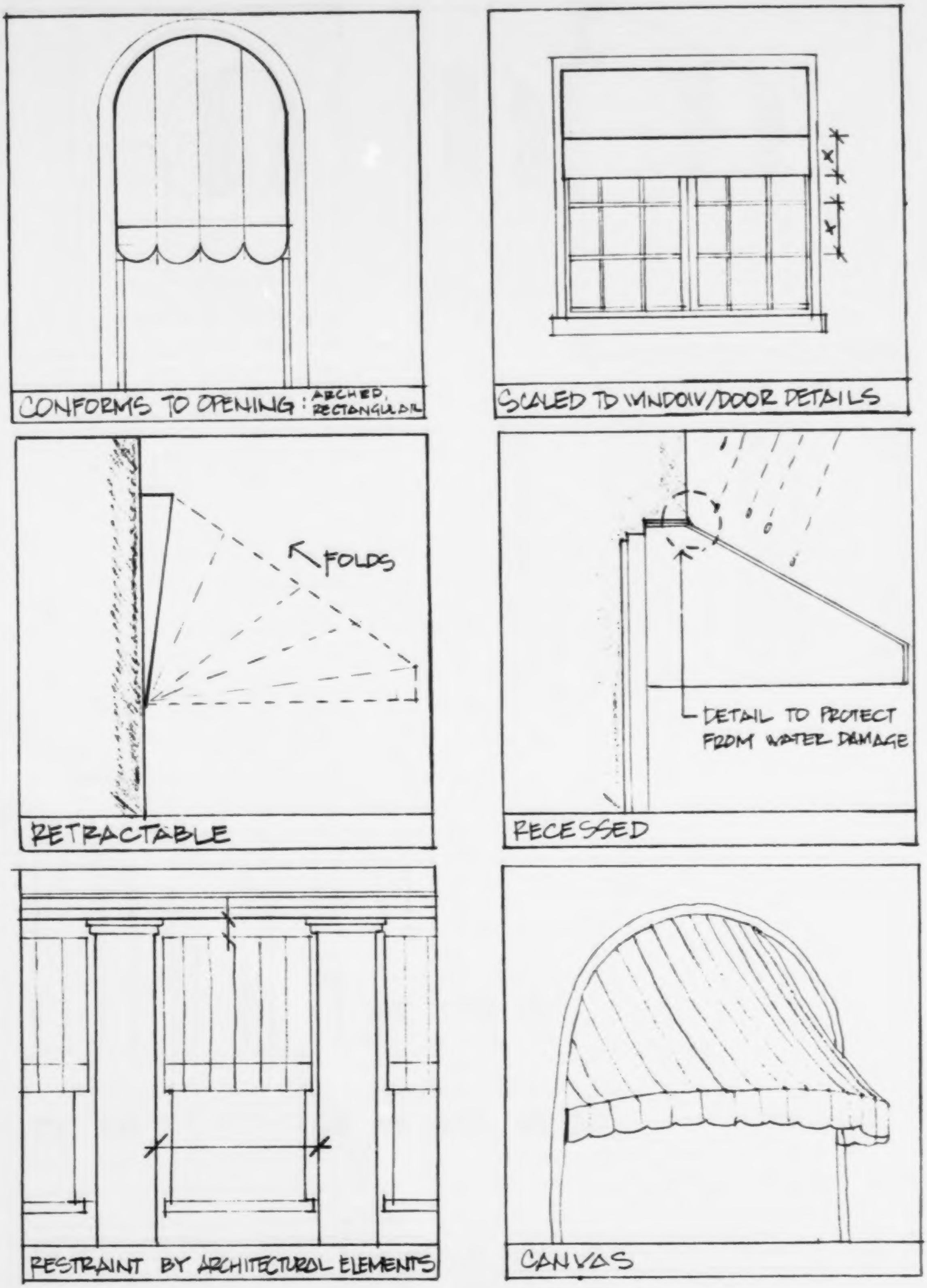
- typically first-floor openings, some upper levels
- integrated with facade design, consistency
- recessed for individual windows
- long ones for window bays
- retractable
- scalloped edging
- stripes
- fabric construction on tubular frame

Awnings will be permitted with bathhouse rehabilitation on windows where they were historically used. Awnings were used on all of the bathhouses at one point or another, although this historical data should be investigated in the individual historic structures reports. Awnings that dramatically alter the appearance of the bathhouse architecture, such as a continuous awning spanning several ornate windows, will be avoided; this will be evaluated on a case-by-case basis.

The awnings may be a means for signing by the lessees, as historically exploited. Attention should be given to design details to avoid potential water damage, make use of fire-resistant materials, and provide for easy future replacement. (Awnings are temporary in nature and require replacement periodically.) The most important consideration is that awnings are ornamental elements of the building facade; they should thus be carefully designed and integrated with the particular architecture of each bathhouse. The following guidelines should be observed to maintain the historical integrity of the use of awnings along Bathhouse Row.

Guidelines for new awnings:

- advertisement, optional; lettering at lower edge of entry awning only; concise message, bathhouse name and concessioner's title
- stripes or solids; consistent use on facade; no large-scale patterns
- scalloped edging is preferred
- retractable, with careful detailing to prevent water damage to the structure
- canvas, no metal awnings or rigid frame
- covered at ends
- integrated with bathhouse architecture: individual windows vs. bays; selected windows, depending on interior uses and glazing area; scale; color; recess when possible; proportional to building's scale


x
x
FOLDS
DETAIL TO PROTECT FROM WATER DAMAGE

CONFORMS TO OPENING: ARCHED, RECTANGULAR

SCALED TO WINDOW/DOOR DETAILS

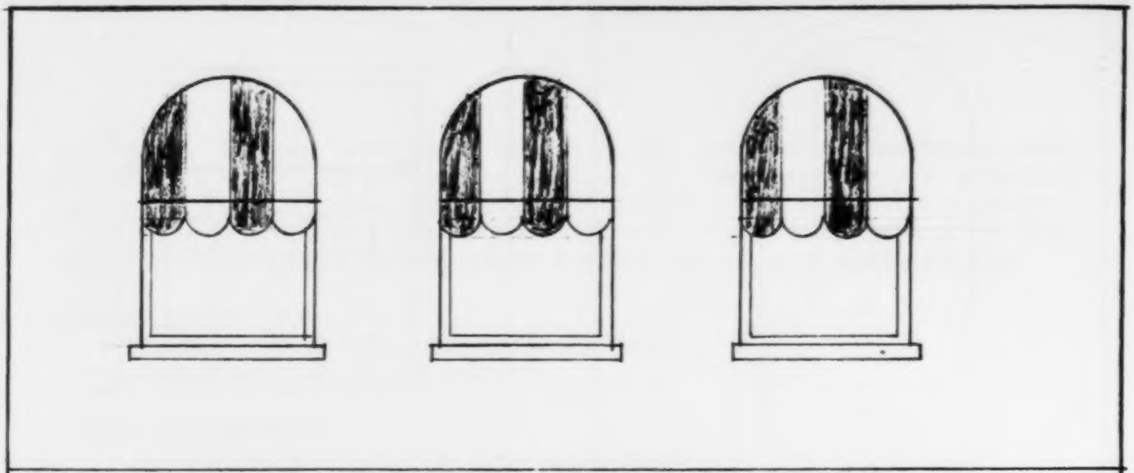
RETRACTABLE

RECESSED

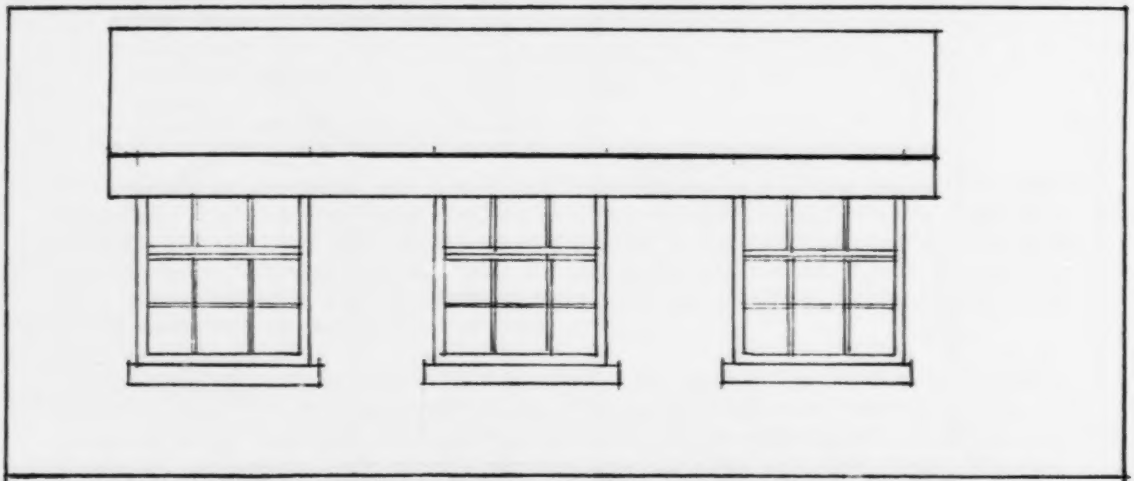
RESTRAINT BY ARCHITECTURAL ELEMENTS

CANVAS

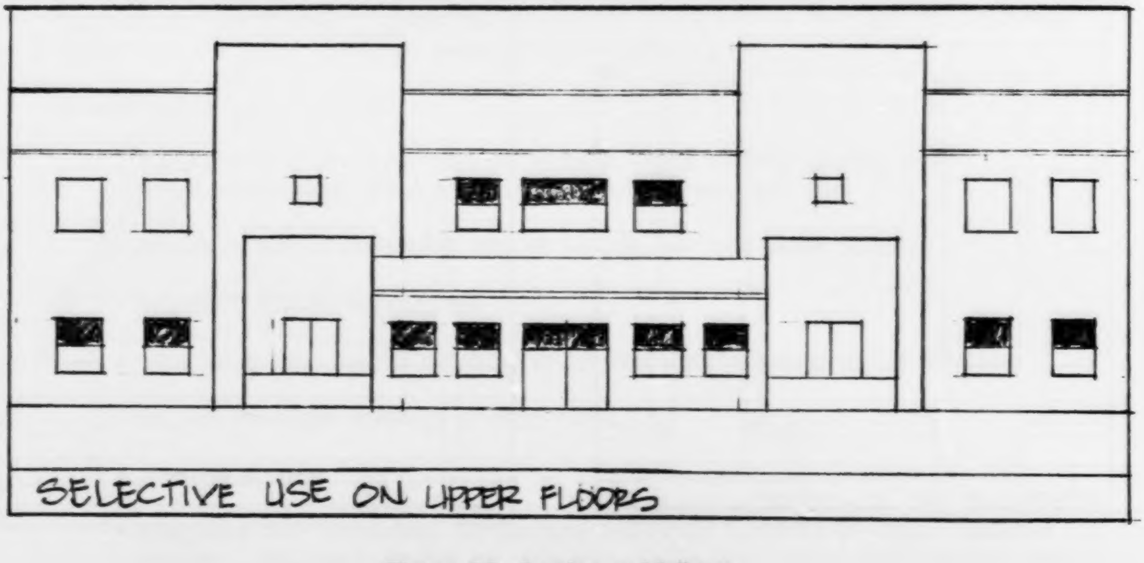
Figure 95. Awning guidelines



CONSISTENCY ON FACADE (ALL SOLID OR ALL STRIPES)



HORIZONTAL EFFECT OF SINGLE AWNING FOR MULTIPLE IDENTICAL OPENINGS



SELECTIVE USE ON UPPER FLOORS

Figure 96. Awning guidelines

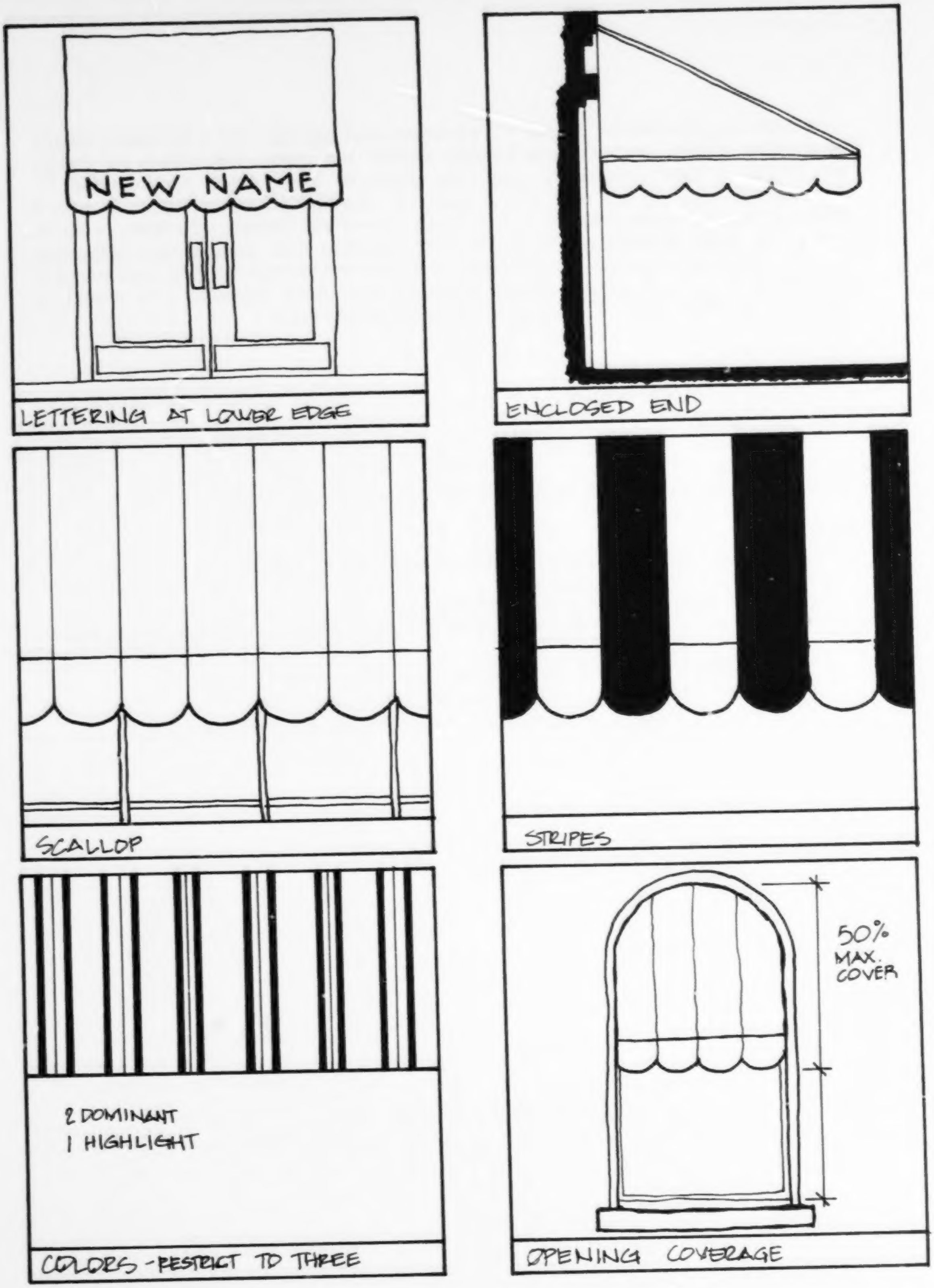

NEW NAME
LETTERING AT LOWER EDGE
ENCLOSED END
SCALLOP
STRIPES
2 DOMINANT
1 HIGHLIGHT
COLORS - RESTRICT TO THREE
50%
MAX.
COVER
OPENING COVERAGE

Figure 97. Awning guidelines

Free-Standing Pedestrian Signs – Pedestrian-level signage and information should be directed toward the bathhouse building visitors and users. The criteria for design are similar to those historically employed. Because these signs are intended for close-up viewing, they are restricted in size. This signage will be temporary in nature because the bathhouse lessees and services offered will change with time. In some cases, the scale of lettering, siting, and color selection may make a sign noticeable from the sidewalk or street. For example, a fluorescent orange "OPEN" sign hanging prominently in a door's glazing will be easily noted from the sidewalk. This should be kept to a minimum and will have to be evaluated individually.

Characteristics:

- close-up viewing
- large amount of information
- entry zone
- small-scale lettering typical
- temporary
- colors compatible with bathhouse architecture and awnings

Applications:

- removable stand on lawn by entry, or on porch by entry
- painted on entry door glazing
- hanging signs on interior door glazing
- sidewalk mat at entry, not to exceed sidewalk width and one paving section length
- retain side plaques with historical name at entry only
- retain interior building memorial, historic bathhouse name only
- interior, neon sign in lobby space, visible through entry door glazing

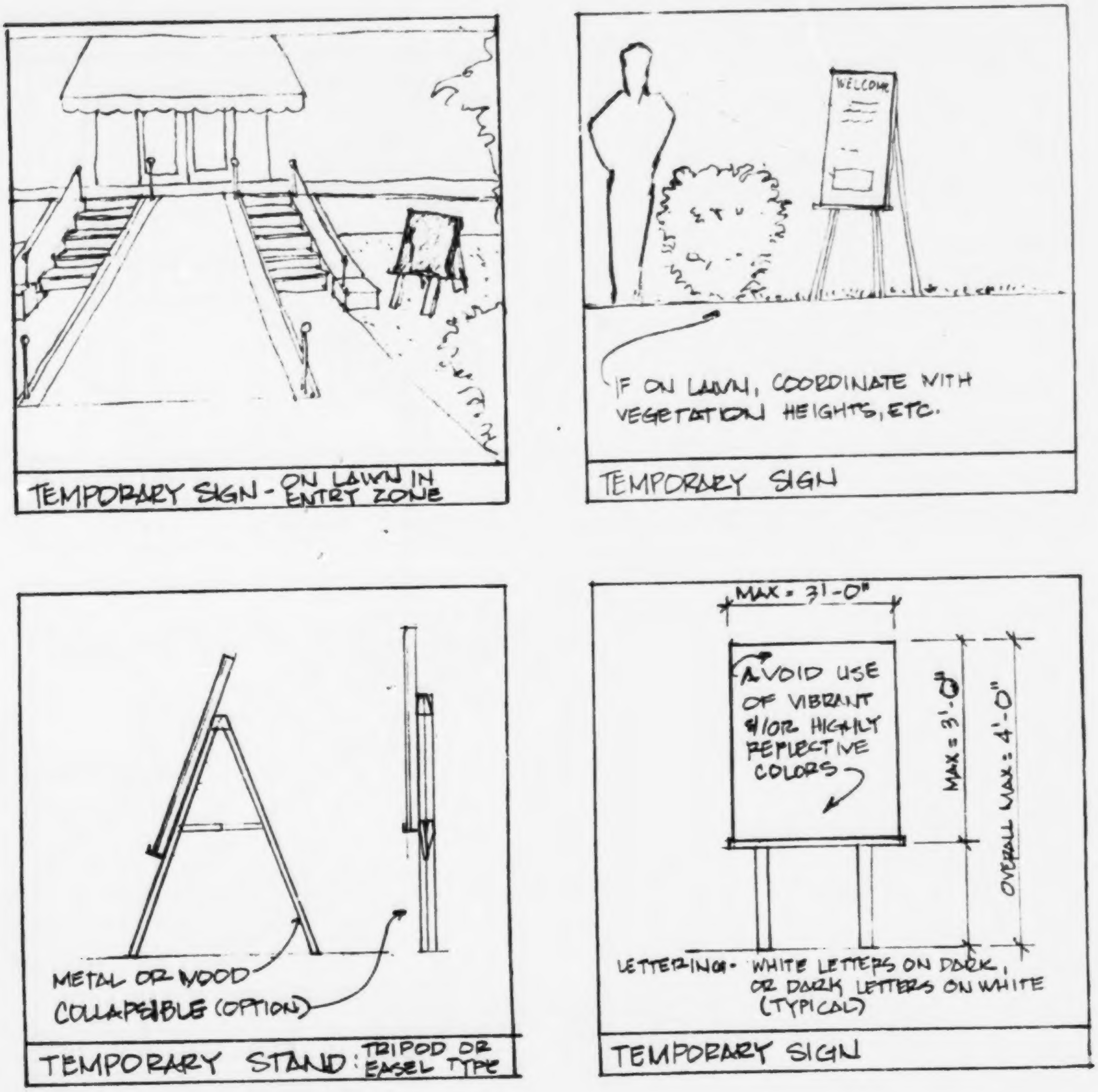

TEMPORARY SIGN - ON LAWN IN ENTRY ZONE
WELCOME
IF ON LAWN, COORDINATE WITH VEGETATION HEIGHTS, ETC.
TEMPORARY SIGN
METAL OR WOOD
COLLAPSIBLE (OPTION)
TEMPORARY STAND: TRIPOD OR EASEL TYPE
MAX = 3'-0"
AVOID USE OF VIBRANT &/OR HIGHLY REFLECTIVE COLORS
MAX = 3'-0"
OVERALL MAX = 4'-0"
LETTERING - WHITE LETTERS ON DARK, OR DARK LETTERS ON WHITE (TYPICAL)
TEMPORARY SIGN

Figure 98. Design guidelines for temporary lawn and porch signage

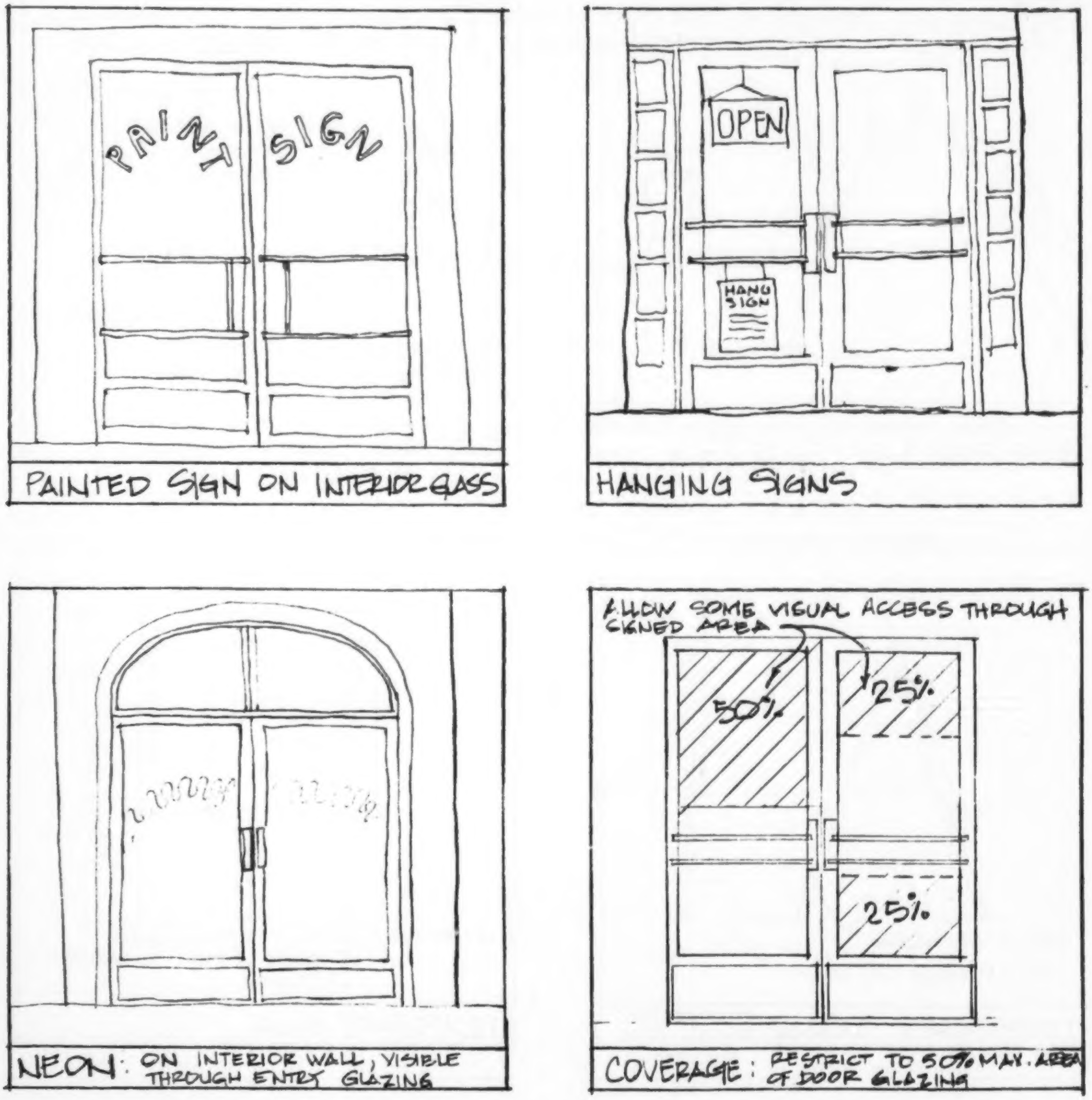

PAINT
SIGN
PAINTED SIGN ON INTERIOR GLASS
OPEN
HANG SIGN
HANGING SIGNS
NEON: ON INTERIOR WALL, VISIBLE THROUGH ENTRY GLAZING
ALLOW SOME VISUAL ACCESS THROUGH SIGNED AREA
50%
25%
25%
COVERAGE: RESTRICT TO 50% MAX. AREA OF DOOR GLAZING

Figure 99. Design guidelines for bathhouse door signage

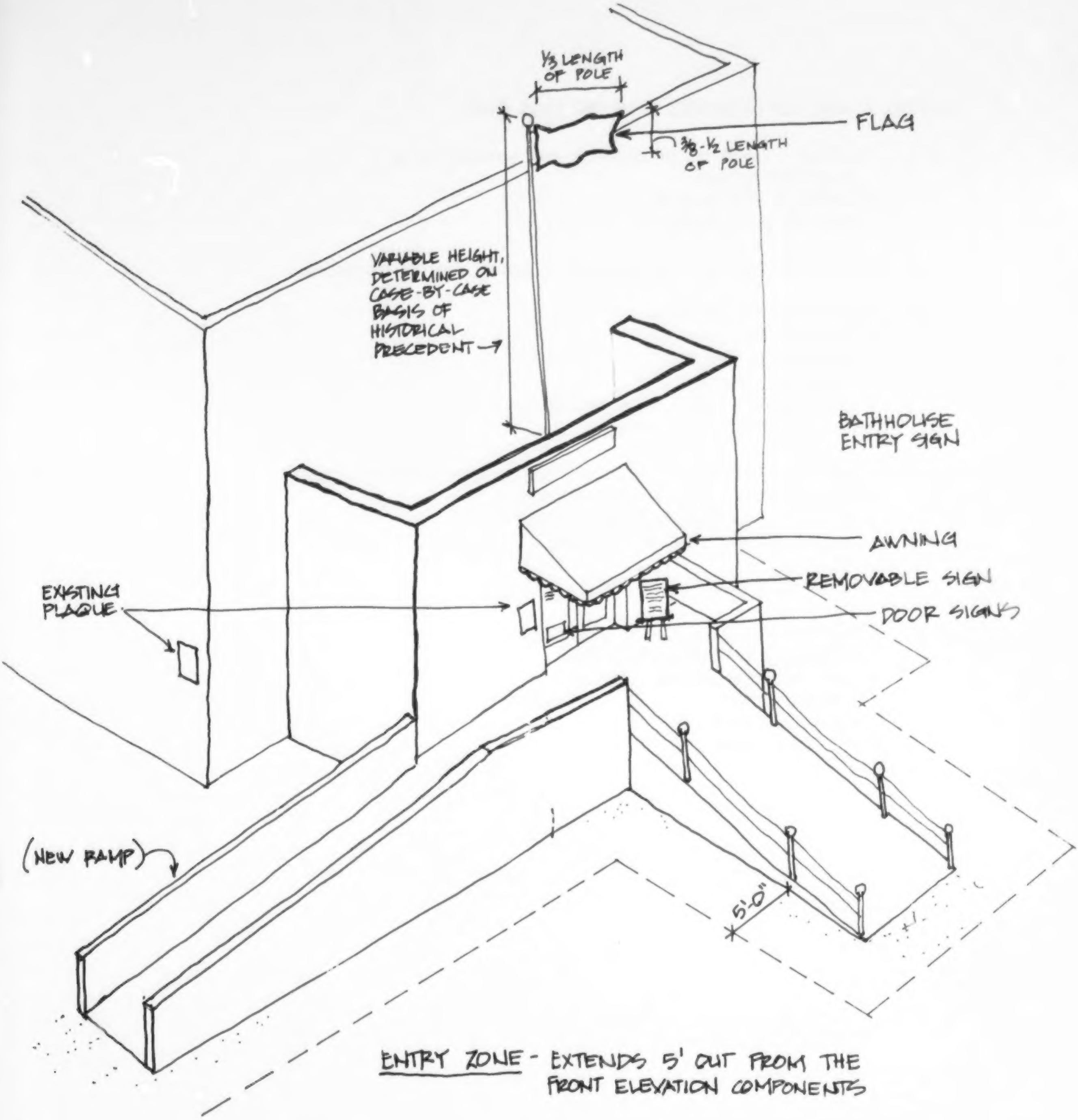

1/3 LENGTH OF POLE
FLAG
3/8-1/2 LENGTH OF POLE
VARIABLE HEIGHT, DETERMINED ON CASE-BY-CASE BASIS OF HISTORICAL PRECEDENT
BATHHOUSE ENTRY SIGN
AWNING
REMOVABLE SIGN
DOOR SIGNS
EXISTING PLAQUE
(NEW RAMP)
5'-0"
ENTRY ZONE - EXTENDS 5' OUT FROM THE FRONT ELEVATION COMPONENTS

Figure 100. Bathhouse entry zone diagram

All lessee sign design and location proposals for signs visible from outside the buildings shall require park superintendent approval prior to production and installation.

PHASING FOR IMPLEMENTATION OF THIS LMP

1. Fordyce – construction drawing and specifications
   - handicap access
   - drainage and grading
   - planting and irrigation

2. Temporary kiosks – construction drawing and specifications

3. Comprehensive design
   - drainage and grading
   - planting and irrigation
   - handicap access
   - site features, details, and furnishings
   - landscape maintenance plan

4. Wayside exhibit plan (concurrent with comprehensive design)
   - revise outdoor interpretive walk text
   - determine waysides and sign locations
   - design graphic style for all signs

5. Complete all major utility work

6. Construction drawings and specifications
   - bathhouse lawns/Magnolia Row
   - main entrance/Display Springs
   - Arlington Lawn
   - foreground park unit
   - transition areas

APPENDIXES

APPENDIX A: LMP HISTORIC LANDSCAPE INVENTORY AND COMPATIBILITY ASSESSMENT

Figures A1-A4 and tables A1 and A2 summarize the historic landscape inventory covered in more detail in *Technical Report #1* (NPS 1985b). Critical landscape elements and relationships that account for the integrity ratings of the subunits are listed in the "Existing Landscape Description and Inventory" section.

MAPS

TRANSPOSED TO

END OF VOLUME

Table A2. Summary of Historical Integrity Scores and Classes by Landscape Subunit

	KEY FACTORS										
LANDSCAPE SUBUNITS	Determinants of Space	Landscape Composition	Size of Space	Visual Enclosure	Visual Image	Purpose of Space	Physical Remains	Spatial Association	Modifications	Point Total	Historical Integrity Class
Lawn Park											
Magnolia Promenade	5	5	5	5	5	5	3	5	2	40	I
Bathhouse Lawns	5	5	5	3	3	5	3	3	0	32	II
Main Entrance	5	3	5	5	3	5	3	3	0	32	II
Arlington Lawn	5	5	5	5	5	5	6	5	2	43	I
Display Springs	5	5	5	5	5	5	6	5	0	41	I
Maurice Display Springs	5	5	5	5	5	5	6	5	2	43	I
Foreground Park											
Grand Promenade	5	5	5	5	5	5	6	5	2	43	I
Open Lawn Bays	5	5	5	5	5	5	6	5	2	43	I
Open Woods	5	5	5	5	5	5	6	5	2	43	I

A compatibility assessment process is needed to evaluate the impact of specific proposals. The process used here is outlined in figure A5.

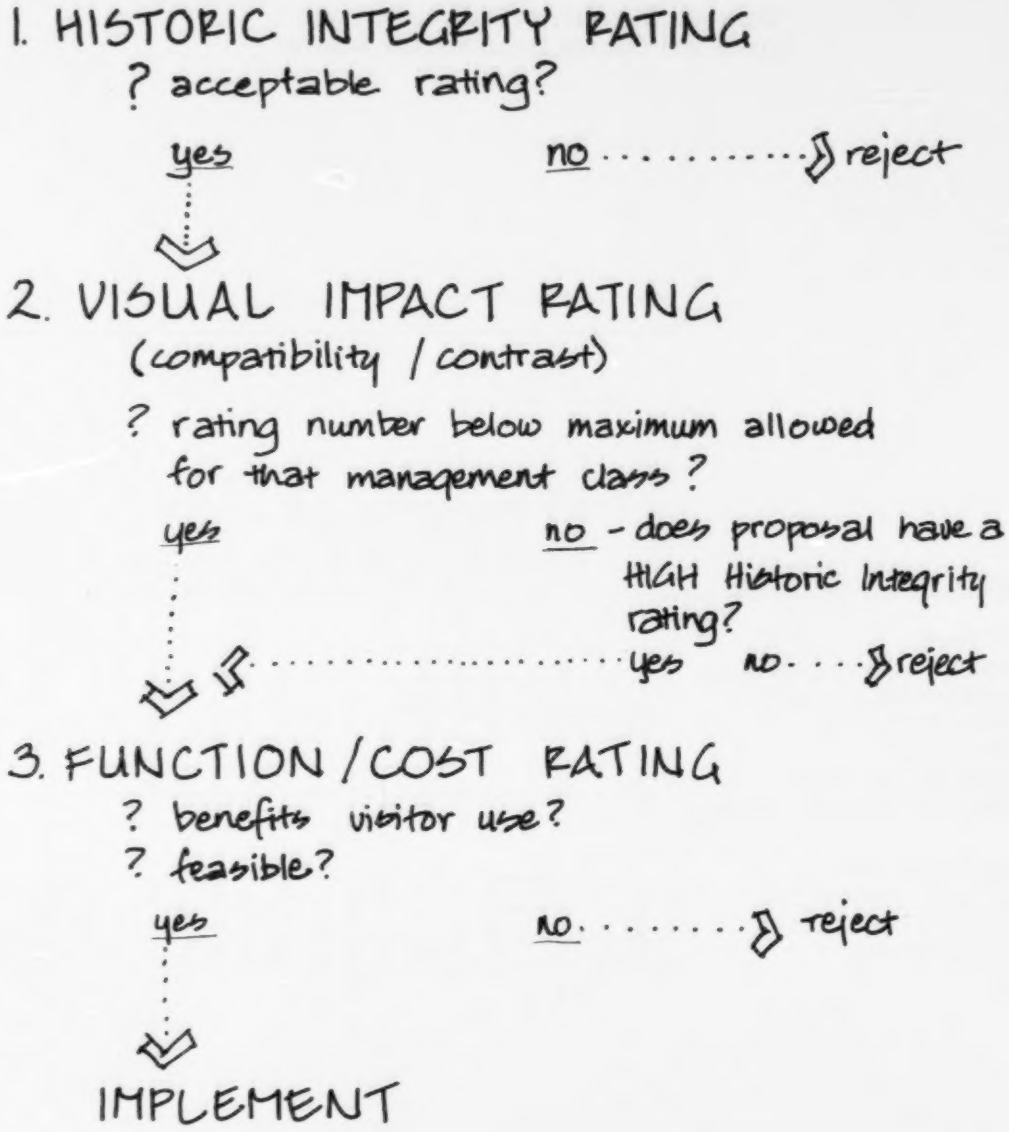

1. HISTORIC INTEGRITY RATING
? acceptable rating?
yes
no
reject
2. VISUAL IMPACT RATING
(compatibility / contrast)
? rating number below maximum allowed for that management class?
yes
no - does proposal have a HIGH Historic Integrity rating?
yes
no
reject
3. FUNCTION / COST RATING
? benefits visitor use?
? feasible?
yes
no
reject
IMPLEMENT

Figure A5. Compatibility assessment process

Historic compatibility assessment focuses on three variables: 1) Historic integrity – how well does the option ensure continuation of historic integrity of the landscape? 2) Visual impact – what degree of negative visual impact does the option have? and 3) Function/cost – how well does the option accommodate visitor use and experience opportunities and is it realistic in terms of cost and maintenance? Examples of how design options were evaluated follow.

COMPATIBILITY ASSESSMENT EXAMPLES

This section supersedes the "Compatibility Assessment" section of *Technical Report #1.*

Example 1 – Bathhouse Row, Grading/Drainage

Design objectives

- maintain the historic integrity of the area
- maintain a safe, level walking surface
- minimize flooding on and off site
- safely and efficiently direct runoff to either planting areas or storm water drainage system

Option A – maintain sidewalk at existing, historic elevation, regrade lawn to be flush with this elevation, slope the lawns away from the buildings, replace the magnolias and install root guards

Option B – raise the sidewalk elevation and the elevation of the magnolia planting strip and curbs; regrade the lawn

Evaluation:

Historic Integrity – Both options deal only with modifications to existing elements, and relatively subtle modifications. Neither option affects the meaning or function of the area. However, option A requires less change of the historic groundplane because it does not raise the ground level and require other modifications such as raising the magnolia strip curb as does option B. Because of this, option A is given a higher historic integrity rating.

Visual Impact – Visual impact assessment is done in two stages. The first gives ratings for scale compatibility, landscape setting compatibility, and foreground and background screening potential; the second gives ratings for form/line/color/texture contrasts. Scale compatibility refers to how similar in size and scale the proposed modifications are to the landscape elements of the subunit – would the modifications dominate the existing landscape? Landscape setting compatibility refers to how visually compatible the proposed modifications would be with the visual characteristics of the subunit. (Visual characteristics include size of space, visual enclosure, and visual image.) Foreground screening potential refers to whether there are opportunities to screen proposed modifications from view with existing landforms, vegetation, or architectural elements. Background screening potential refers to whether there are sufficient topographic reliefs, vegetation heights, or spatial enclosures to prevent the proposed modifications from being silhouetted against architectural elements or vegetative backgrounds or from being partially silhouetted above landscape skylines. In the following ratings, the higher the number the lower the rating, i.e., the greater the negative impact the modification will have.

Visual Impact – Stage One

0 = no compatibility problem/impact
1 = low compatibility problem/impact
2 = moderate compatibility problem/impact
3 = high compatibility problem/impact

	option A	option B
scale compatibility	0	0
landscape setting compatibility	0	1
foreground screening potential	NA	NA
background screening potential	NA	NA
TOTAL	0	1

Visual Impact – Stage Two

The degree of contrast in topography, vegetation, and architectural elements involved in the design option are rated as weak (1), moderate (2), or strong (3), for the four visual criteria. Each of the four criteria have different weights; for form, the multiplier is (4), for line (3), for color (2), and for texture (1). The number of points allowable for each management class is as follows:

Class I	0 - 14
Class II	15 - 23
Class III	24 - 30

		option A	option B
topography	form	4	4
	line	3	3
	color	0	0
	texture	0	0
	TOTAL	7	7
vegetation	form	4	4
	line	3	3
	color	2	2
	texture	1	1
	TOTAL	10	10
architectural elements	form	4	4
	line	3	3
	color	2	2
	texture	1	1
	TOTAL	10	10

According to these ratings, both options have equal visual impact ratings. Because option A has a better overall rating, it is chosen as the guideline.

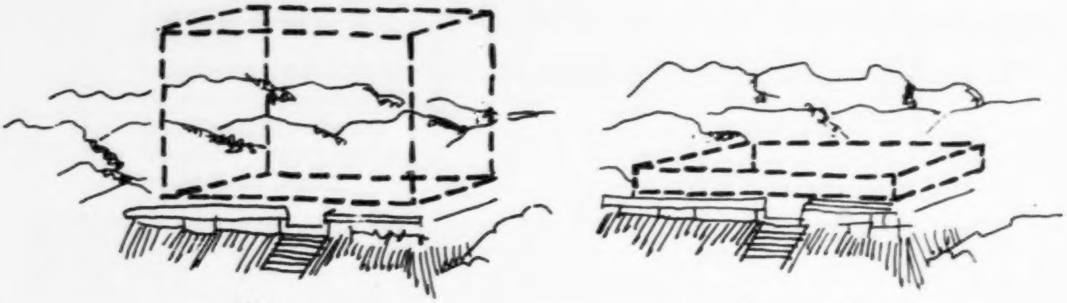
Example 2 – Main Entrance, East Terminus Feature

Design objectives

- strengthen the identity of the main entrance
- reestablish main entrance as design focus of Bathhouse Row
- reestablish a social interaction node at the east terminus

Option A – seating area with facade

Option B – seating area



option a)

option b)

Figure A6. Main entrance, east terminus options

Evaluation:

Historic Integrity – Both options meet the minimum integrity criteria, that is retaining all critical elements. However, option A takes the substance of the critical elements and relationships further. In option A, the visual terminus is made stronger with the addition of the facade and A is, therefore, the preferred solution with respect to historic integrity (meaning and use).

Visual Impact – Stage One

	option A	option B
scale compatibility	3	2
landscape setting compatibility	2	2
foreground screening potential	NA	NA
background screening potential	1	1
TOTAL	6	5

Visual Impact – Stage Two

		option A	option B
topography	form	8	6
	line	6	4
	color	4	4
	texture	2	2
	TOTAL	20	16

vegetation	form		8	8
	line		3	3
	color		4	4
	texture		2	2
		TOTAL	17	17
architectural elements	form		4	0
	line		3	0
	color		2	0
	texture		1	0
		TOTAL	10	0

As the ratings above indicate, option A with the facade contrasts more with its existing setting. Because this is a positive, not a negative, visual impact, and because option A rates better with respect to historic integrity, option A with the facade is chosen as the guideline.

APPENDIX B: VEGETATION MAINTENANCE GUIDELINES

As part of the comprehensive design, a comprehensive vegetation maintenance plan should be developed, including discussion of the following:

- soil treatment
- planting requirements for trees, shrubs, ground cover, and annual/perennials
- fertilizing
- integrated pest management and recommendations concerning any specific insect or disease susceptibilities
- pruning and mowing
- irrigation requirements
- equipment needs

Bathhouse lawns should be maintained for winter green color. The flowering effect should be maximized, especially along the promenade, at the entrance nodes, and at the main entrance. Pruning to more formal shapes should only occur along the formal Bathhouse Row subunit. Interim specific maintenance guidelines can be found in Crawford (1982) and Wright and O'Gwynn (1987).

APPENDIX C: CLASS C COST ESTIMATE*

	Net Cost
Bathhouse Lawns/Magnolia Row	
Remove 15 mature trees	$ 10,000
Replace 10 mature trees	4,000
Replace 53,000 sq ft sidewalk	334,000
Add 100 trench drains along sidewalk	21,000
Add 32,000 sq ft of paving for service access	101,000
Provide handicap access, redo planting, regrade lawns for all bathhouses, including Fordyce and admin. buildings	945,000
Add two 5-globe light standards installed	5,000
Develop drop-off at main entrance (redo 70' x 18' area of paving)	9,000
Reconstruct six paved ramps through planting strip	13,000
Redo sprinkler system along planting strip (12,000 sq ft)	13,000
Add sprinkler systems for nine buildings (500,000 sq ft) and add central automatic control system	525,000
Add one water fountain (nonstandard)	4,000
Add five benches and paving pads	11,000
Add lighting for six buildings (lawn uplights, six per building	38,000
Add five garbage receptacles	3,000
Add two entrance signs (non-UNICOR)	11,000
Add 15 small signs (non-UNICOR, not including waysides)	4,000
Add two kiosks (about 6 ft tall, 3-sided structures)	21,000
Subtotal	$2,072,000
Main Entrance/Display Springs	
Add one drop inlet	$ 3,000
Replace 14 mature trees	6,000
Replant 300 sq ft of landscape area	2,000
Add two water fountains (nonstandard)	7,000
Add six 5-globe light standards installed	13,000
Add 300 sq ft seating area (paved surface and stone walls)	11,000
Add six benches	13,000
Pave 1,500 sq ft of existing lawn area	16,000
Repair one small water fountain (reconnect water supply)	3,000
Add one directional sign	1,000
Add metal, 2-D outline of structure (i.e. sculpture), roughly 10 ft high and 15 ft wide (in the shape of a structure with slanted roof)	12,000
Subtotal	$87,000

Arlington Lawn

Reconstruct cascade into a major feature with pool, paved walk around perimeter, seating area	$336,000
Renovate/replace turf (54,000 sq ft)	57,000
Pave walks (5400 sq ft)	35,000
Add 1300 lin ft of metal edging	8,000
Replant 5,000 sq ft area	6,000
Add four 5-globe light standards	9,000
Replace one water fountain (nonstandard)	4,000
Add 200 lin ft metal railing	13,000
Add three large plaques (20" x 30") mounted on individual bases	7,000
Subtotal	$475,000

Transition Area

Thin and clean out 70,000 sq ft of planted area	$ 21,000
Replace 2,500 lin ft of metal fencing (about 5 ft high)	210,000
Subtotal	$231,000

Promenade

Reset 35,000 sq ft of brick in concrete/mortar base	$368,000
Install automatic irrigation system (150,000 sq ft)	158,000
Replace one nonstandard water fountain	4,000
Redesign bases of 46 benches (remove curb along 8 ft and add 3' x 4' paved area beside each)	21,000
Replant 3,000 sq ft area	4,000
Reestablish (develop spring openings, pools) two springs	252,000
Replace five garbage receptacles	4,000
Replace 18 light standards	38,000
Subtotal	$849,000

Net Construction Cost*	$3,714,000
Gross Total**	$5,442,000

*Estimates are 1989 net construction costs.

**Gross costs include 15% for project planning (design), 15% for project supervision, and 16% for Washington Office contingencies.

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As the nation's principal conservation agency, the Department of the Interior has responsibility for most of our nationally owned public lands and natural and cultural resources. This includes fostering wise use of our land and water resources, protecting our fish and wildlife, preserving the environmental and cultural values of our national parks and historical places, and providing for the enjoyment of life through outdoor recreation. The department assesses our energy and mineral resources and works to ensure that their development is in the best interests of all our people. The department also promotes the goals of the Take Pride in America campaign by encouraging stewardship and citizen responsibility for the public lands and promoting citizen participation in their care. The department also has a major responsibility for American Indian reservation communities and for people who live in island territories under U.S. administration.

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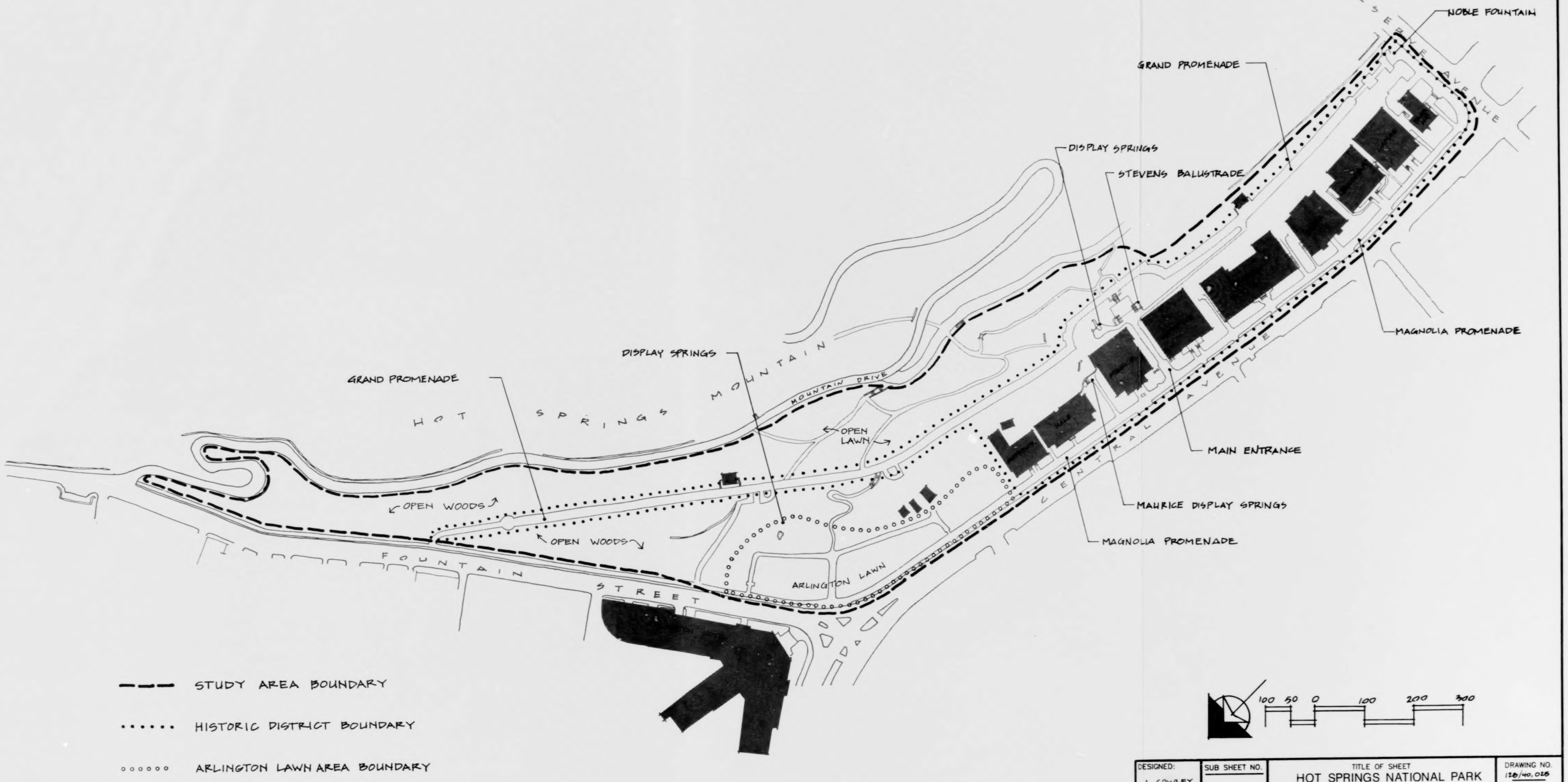
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STEVENS BALUSTRADE
MAGNOLIA PROMENADE
MAIN ENTRANCE
MAURICE DISPLAY SPRINGS
MAGNOLIA PROMENADE
CENTRAL AVENUE
DISPLAY SPRINGS
GRAND PROMENADE
HOT SPRINGS MOUNTAIN
MOUNTAIN DRIVE
OPEN LAWN
OPEN WOODS
OPEN WOODS
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FOUNTAIN STREET
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STUDY AREA BOUNDARY
HISTORIC DISTRICT BOUNDARY
ARLINGTON LAWN AREA BOUNDARY

DESIGNED: J. COWLEY DRAWN: J. COWLEY TECH. REVIEW: R.K. Brown DATE: 6/89	SUB SHEET NO.	TITLE OF SHEET HOT SPRINGS NATIONAL PARK LANDSCAPE MANAGEMENT PLAN **Study Area**	DRAWING NO. 128/40,028 PKG. NO. SHEET ☐ OF

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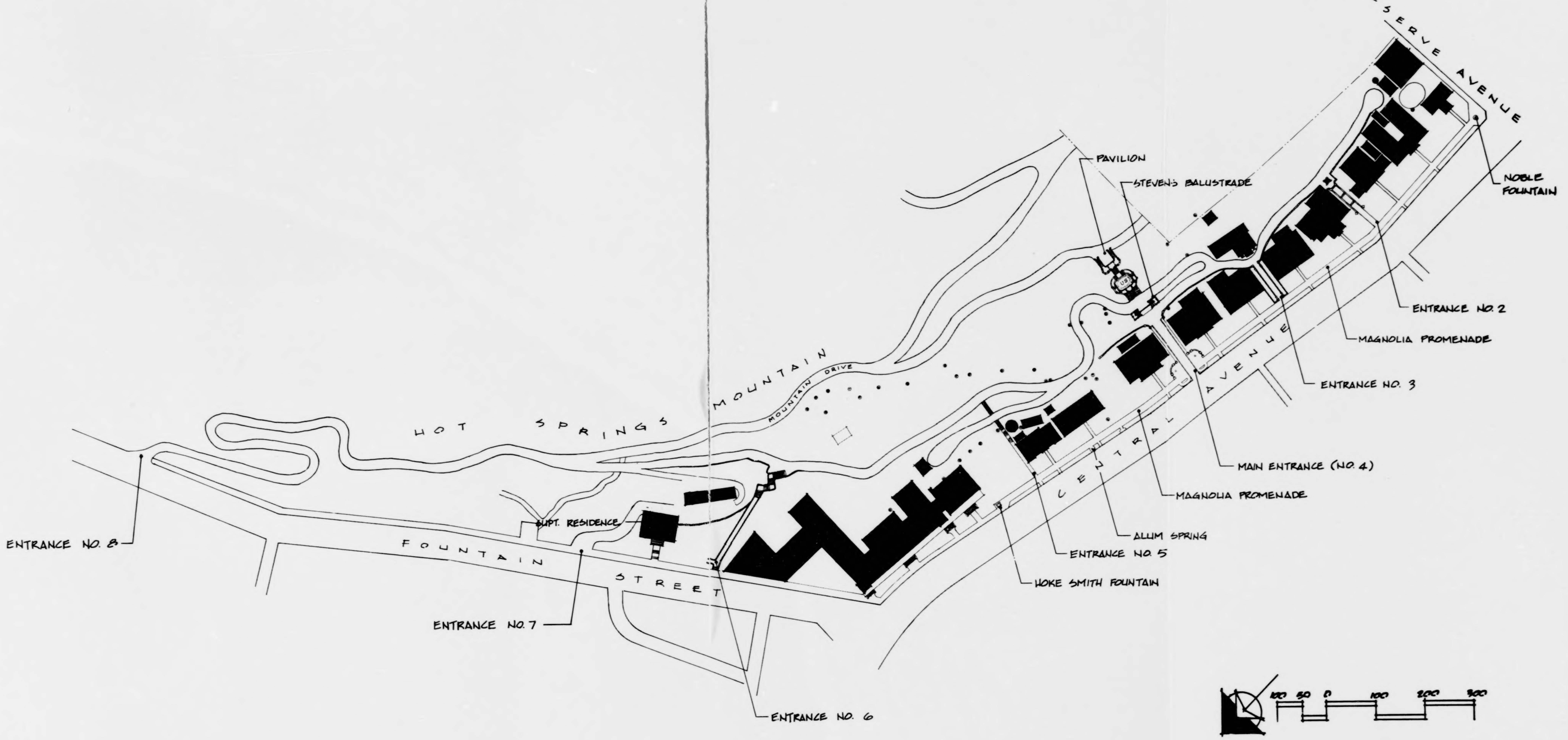
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PAVILION
STEVENS BALUSTRADE
ENTRANCE NO. 2
MAGNOLIA PROMENADE
ENTRANCE NO. 3
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MOUNTAIN DRIVE
CENTRAL AVENUE
MAIN ENTRANCE (NO. 4)
MAGNOLIA PROMENADE
ALUM SPRING
ENTRANCE NO. 5
HOKE SMITH FOUNTAIN
SUPT. RESIDENCE
ENTRANCE NO. 8
FOUNTAIN STREET
ENTRANCE NO. 7
ENTRANCE NO. 6
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PREPARED G. Johnson DESIGNED G. Johnson DRAWN R.K. Brown CHECKED 6/85 DATE	TITLE OF DRAWING SITE PLAN BATHHOUSE ROW LANDSCAPE 1890's	DRAWING NO. 128 25,002A PKG NO. SHEET 1 OF 1

BASIC DATA

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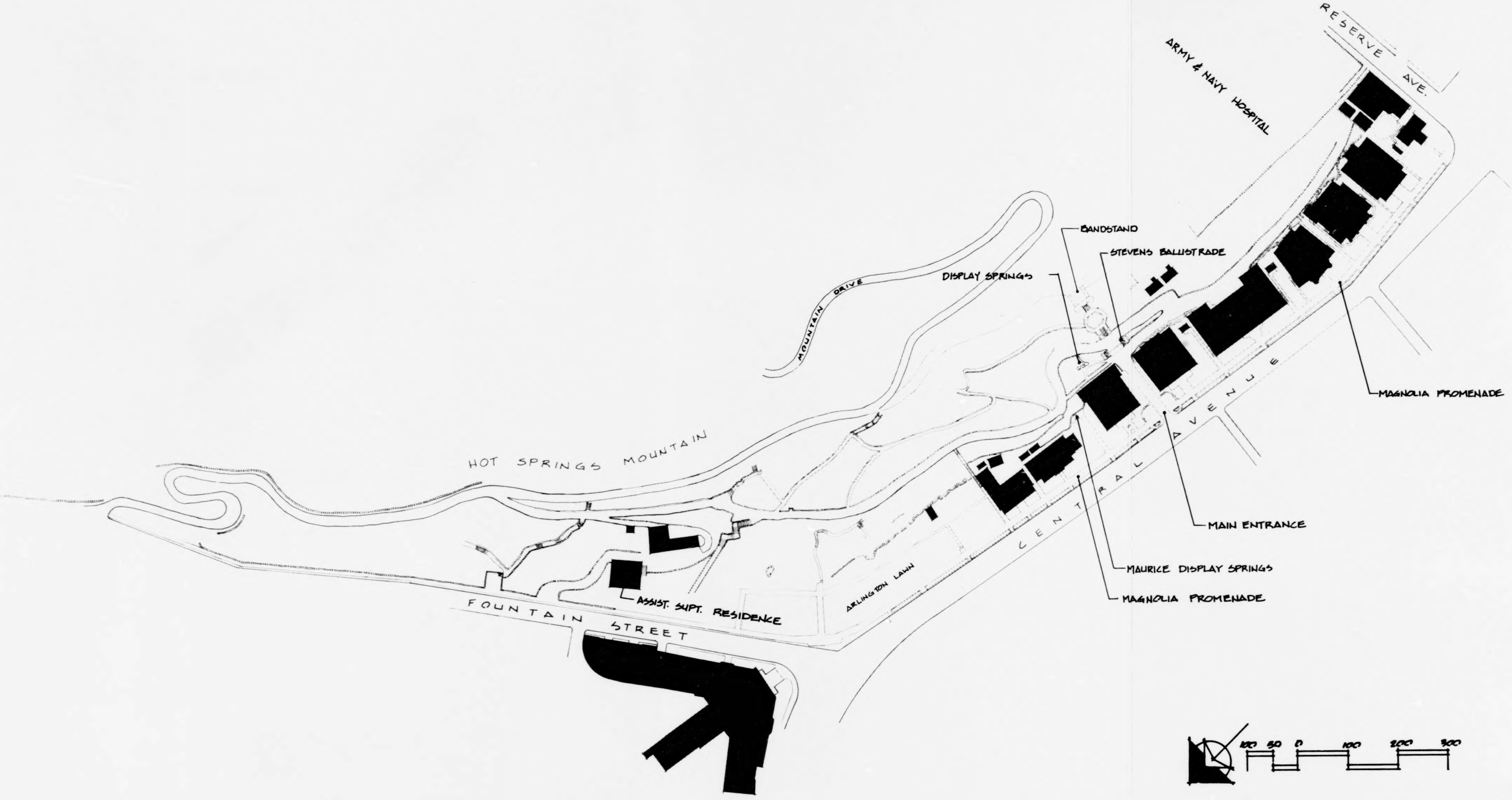
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BANDSTAND
STEVENS BALUSTRADE
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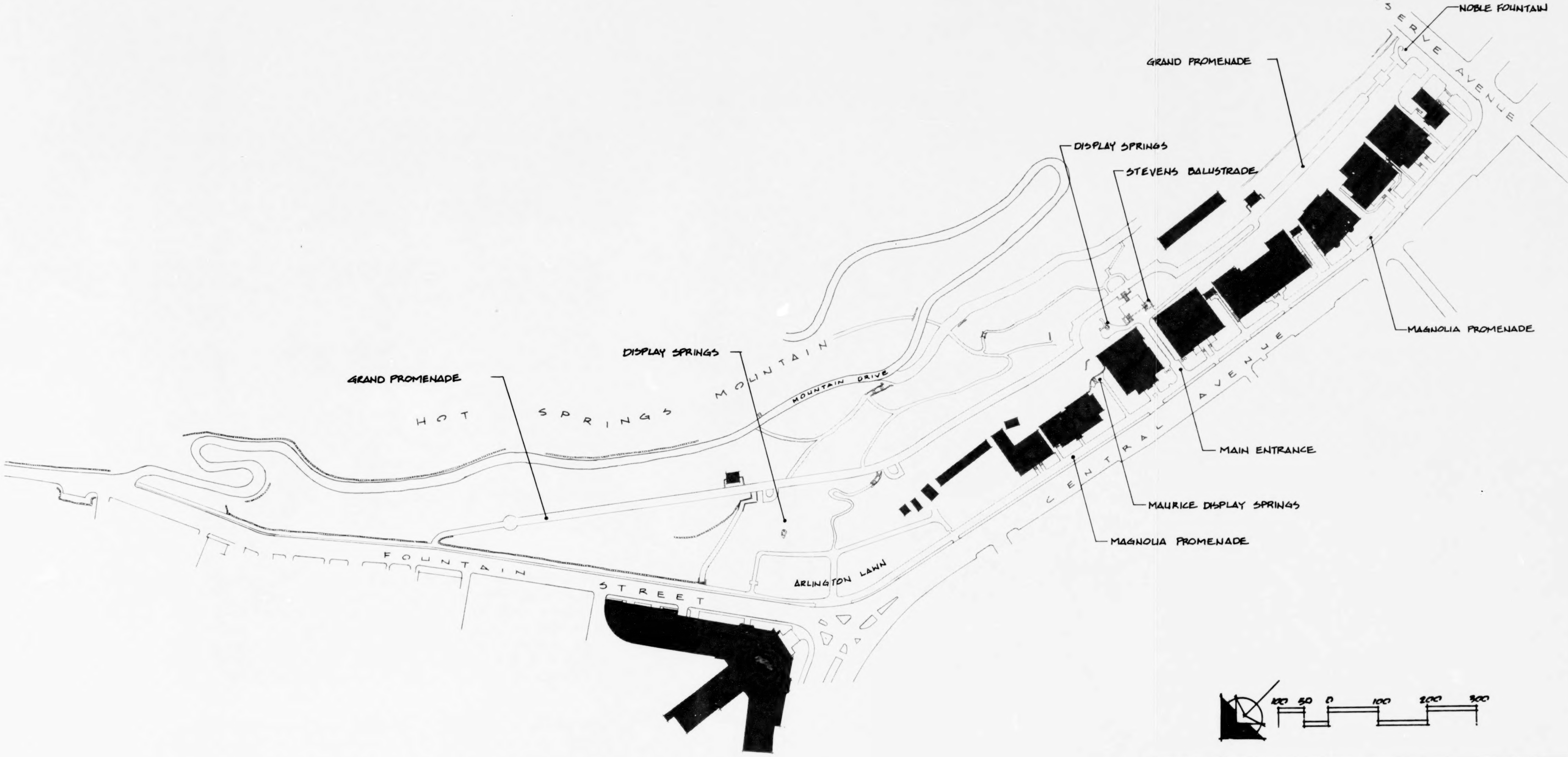
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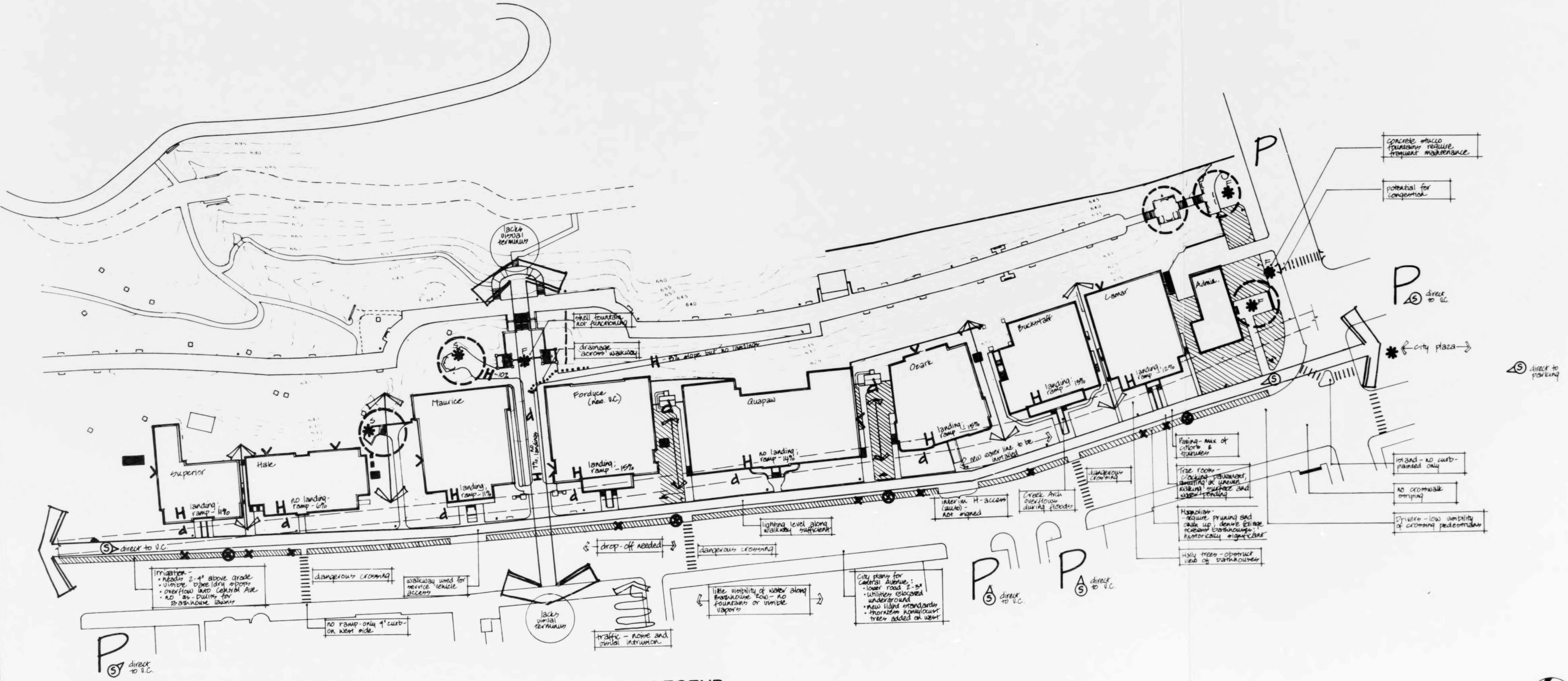
lacks visual terminus
shell fountain not functioning
drainage across walkway
H - 8% slope but no landings
H - 10%
S
F
Superior
landing; ramp - 11%
Hale
no landing - ramp - 6%
Maurice
landing; ramp - 11%
7%, no landings
Fordyce (new V.C.)
landing; ramp - 15%
Quapaw
no landing; ramp - 14%
Ozark
landing; ramp - 15%
Buckstaff
landing; ramp - 13%
Lamar
landing; ramp - 12%
Admin.
d
new water line to be installed
direct to V.C.
Irrigation -
· heads 2-4" above grade
· visible bare/dry spots
· overflow into Central Ave
· no as-builts for bathhouse lawns
dangerous crossing
walkway used for service vehicle access
no ramp - only 4" curb - on west side
lacks visual terminus
drop-off needed
dangerous crossing
traffic - noise and visual intrusion
lighting level along walkway sufficient
little visibility of water along Bathhouse Row - no fountains or visible vapors
City plans for Central Avenue:
· lower road 2-3"
· utilities relocated underground
· new light standards
· thornless honeylocust trees added on west
interim H-access (auto) - not signed
Creek Arch overflows during floods
dangerous crossing
P
direct to V.C.
P
direct to V.C.
P
direct to V.C.
P
concrete stucco fountains require frequent maintenance
potential for congestion
P
direct to V.C.
city plaza
direct to parking
Paving - mix of colors & textures
Tree roots - cracking pavement, resulting in uneven walking surface and water ponding
Magnolias - require pruning and clean up; dense foliage screens bathhouses; historically significant
Holly trees - obstruct view of bathhouses
Island - no curb - painted only
no crosswalk striping
Drivers - low visibility of crossing pedestrians
20' 0' 50' 100'
N

LEGEND

EXISTING CONDITIONS

- ▨ Areas with functioning irrigation system, layout known
- ✱ Water feature (F - fountain; S - spring)
- P Visitor parking
- ····› Drainage
- ◌ Focal areas/ social interaction nodes
- ⟨⟷⟩ Views
- H Accessibility

PROBLEMS/ ISSUES

- ■ Visually incompatible element
- d dark area
- – – – short cut path causing erosion
- Ⓢ▷ information/direction needed
- × Magnolia tree with heaving roots
- ⊗ Magnolia tree with heaving roots - worst cases (sidewalk cracking)
- < Probable location of needed service access/ building egress for adaptive uses

LEGEND

- □ building
- — wall
- — edge of paving
- - - - edge of gravel
- ⊡⊡ transformer(s)
- · light
- _ sign
- ⌒ bench
- □ spring box
- ⊡ ⊙ fountain

DESIGNED	SUB SHEET NO.	TITLE OF SHEET	DRAWING NO.
Cowley		HOT SPRINGS NATIONAL PARK LANDSCAPE MANAGEMENT PLAN Plan D Site Analysis	128/40,023
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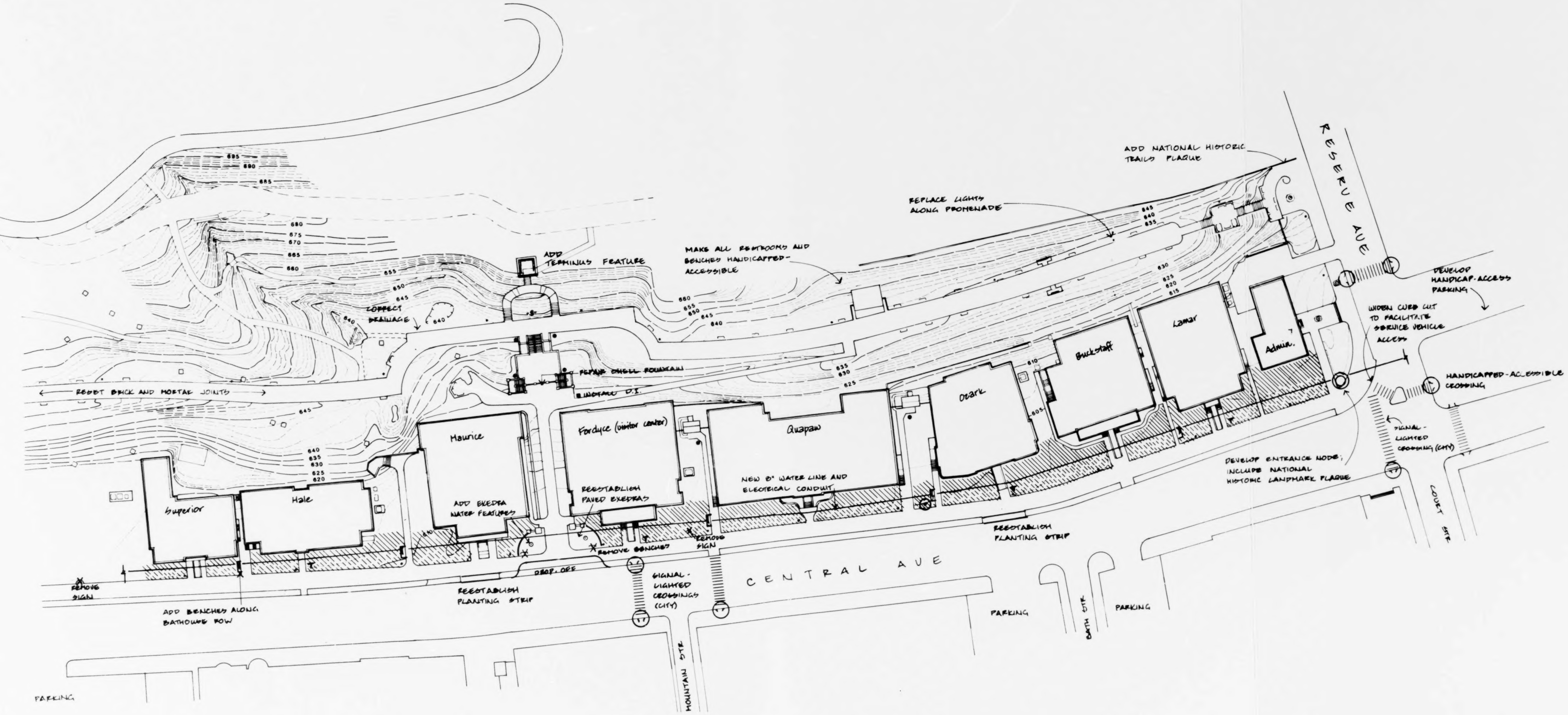
685
690
685
680
675
670
665
660
655
650
645
640
ADD TERMINUS FEATURE
CORRECT DRAINAGE
MAKE ALL RESTROOMS AND BENCHES HANDICAPPED-ACCESSIBLE
REPLACE LIGHTS ALONG PROMENADE
ADD NATIONAL HISTORIC TRAILS PLAQUE
RESERVE AVE
DEVELOP HANDICAP-ACCESS PARKING
WIDEN CURB CUT TO FACILITATE SERVICE VEHICLE ACCESS
HANDICAPPED-ACCESSIBLE CROSSING
SIGNAL-LIGHTED CROSSING (CITY)
DEVELOP ENTRANCE NODE; INCLUDE NATIONAL HISTORIC LANDMARK PLAQUE
COURT STR
REPAIR SHELL FOUNTAIN
REPOINT BRICK AND MORTAR JOINTS
INSTALL D.I.
645
640
635
630
625
620
Superior
Hale
Maurice
ADD EXEDRA WATER FEATURES
Fordyce (visitor center)
REESTABLISH PAVED EXEDRAS
Quapaw
NEW 8" WATER LINE AND ELECTRICAL CONDUIT
Ozark
Buckstaff
Lamar
Admin.
610
605
815
820
825
830
835
840
845
REMOVE SIGN
ADD BENCHES ALONG BATHHOUSE ROW
DROP-OFF
REESTABLISH PLANTING STRIP
REMOVE BENCHES
REMOVE SIGN
SIGNAL-LIGHTED CROSSINGS (CITY)
CENTRAL AVE
REESTABLISH PLANTING STRIP
PARKING
BATH STR
PARKING
MOUNTAIN STR
PARKING
20' 0' 50' 100'
N

LEGEND

- building
- wall
- edge of paving
- edge of gravel
- transformer(s)
- light
- sign
- bench
- spring box
- fountain

- CURB RAMPS TO BE REDESIGNED
- WATER FOUNTAIN
- LIGHT
- -S- SIGN TO BE REPLACED
- T TRASH RECEPTACLE
- REGRADING:
  - FILL
  - CUT

DESIGNED: Cowley DRAWN: Cowley TECH. REVIEW: R.K. Brown DATE: 4/00	SUB SHEET NO.	TITLE OF SHEET HOT SPRINGS NATIONAL PARK LANDSCAPE MANAGEMENT PLAN **Plan E** **Groundplane** **and Site Features**	DRAWING NO. 128/40,024 PKG. NO. SHEET 1 OF 2

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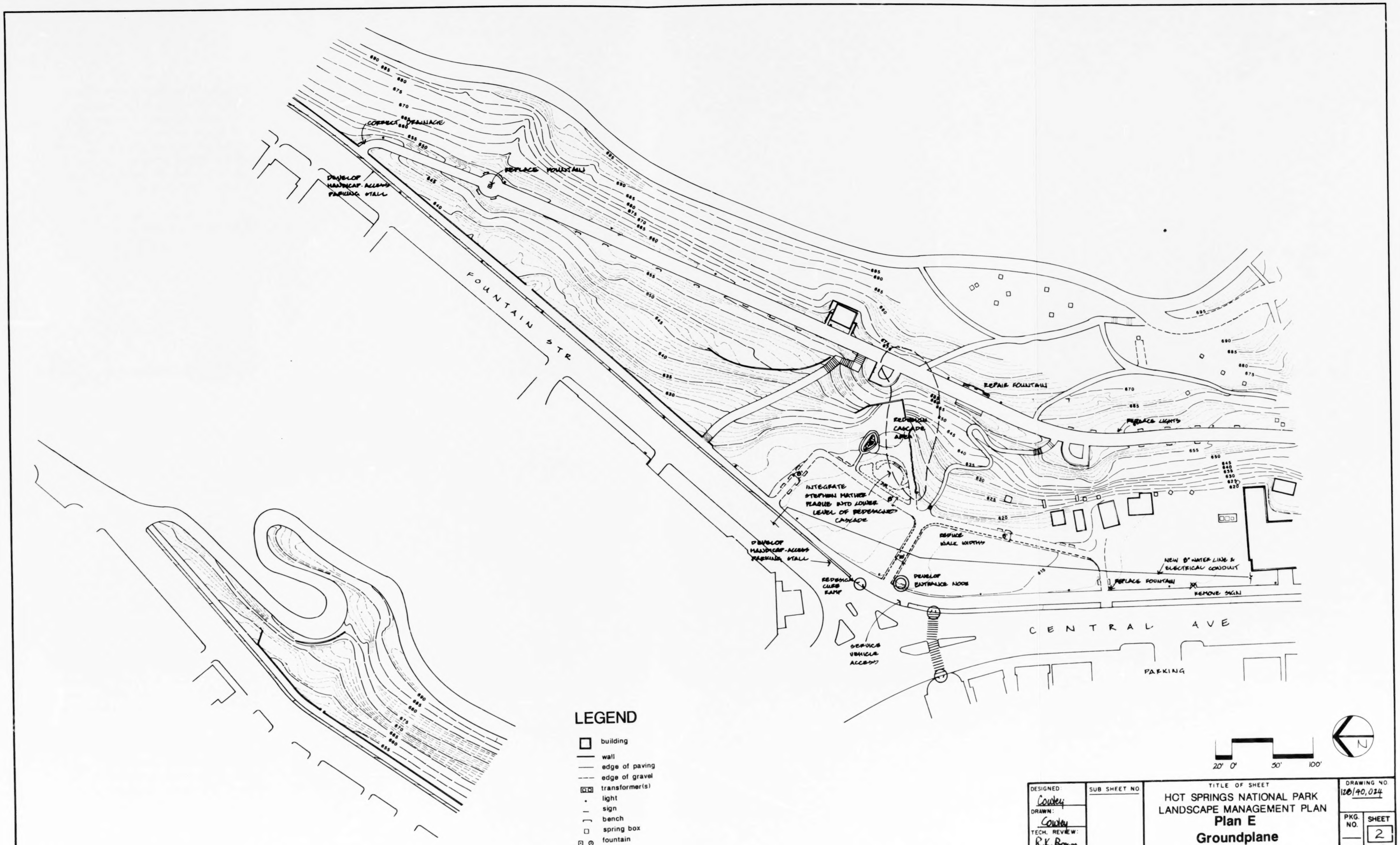
CORRECT DRAINAGE
REPLACE FOUNTAIN
DEVELOP HANDICAP-ACCESS PARKING STALL
FOUNTAIN STR
REPAIR FOUNTAIN
REDESIGN CASCADE AREA
REPLACE LIGHTS
INTEGRATE STEPHEN MATHER PLAQUE INTO LOWER LEVEL OF REDESIGNED CASCADE
REDUCE WALK WIDTHS
DEVELOP HANDICAP-ACCESS PARKING STALL
REDESIGN CURB RAMP
DEVELOP ENTRANCE NODE
SERVICE VEHICLE ACCESS
NEW 8" WATER LINE & ELECTRICAL CONDUIT
REPLACE FOUNTAIN
REMOVE SIGN
CENTRAL AVE
PARKING
LEGEND
building
wall
edge of paving
edge of gravel
transformer(s)
light
sign
bench
spring box
fountain
20' 0' 50' 100'
N

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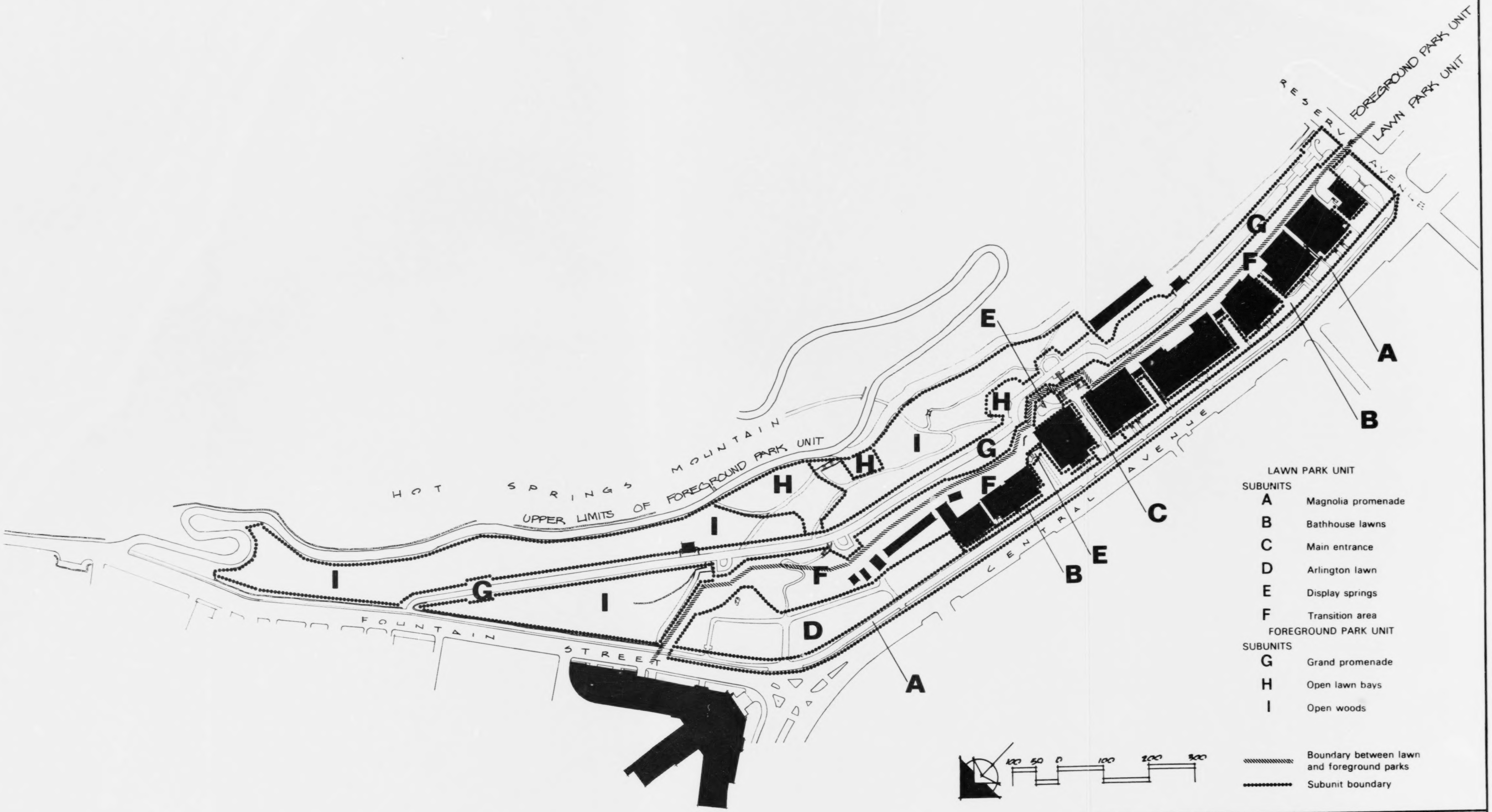
RESERVE AVENUE
FOREGROUND PARK UNIT
LAWN PARK UNIT
HOT SPRINGS MOUNTAIN
UPPER LIMITS OF FOREGROUND PARK UNIT
FOUNTAIN STREET
CENTRAL AVENUE
A
B
C
D
E
F
G
H
I
100 50 0 100 200 300
LAWN PARK UNIT
SUBUNITS
A Magnolia promenade
B Bathhouse lawns
C Main entrance
D Arlington lawn
E Display springs
F Transition area
FOREGROUND PARK UNIT
SUBUNITS
G Grand promenade
H Open lawn bays
I Open woods
Boundary between lawn and foreground parks
Subunit boundary

DESIGNED: G. JOHNSON
DRAWN: G. JOHNSON
TECH. REVIEW: R.K. Brown
DATE: 6/85

SUB SHEET NO.

TITLE OF SHEET
LANDSCAPE SUBUNITS
BATHHOUSE ROW LANDSCAPE
1985

DRAWING NO.
128
25,005A

PKG. NO.

SHEET 1 OF 1

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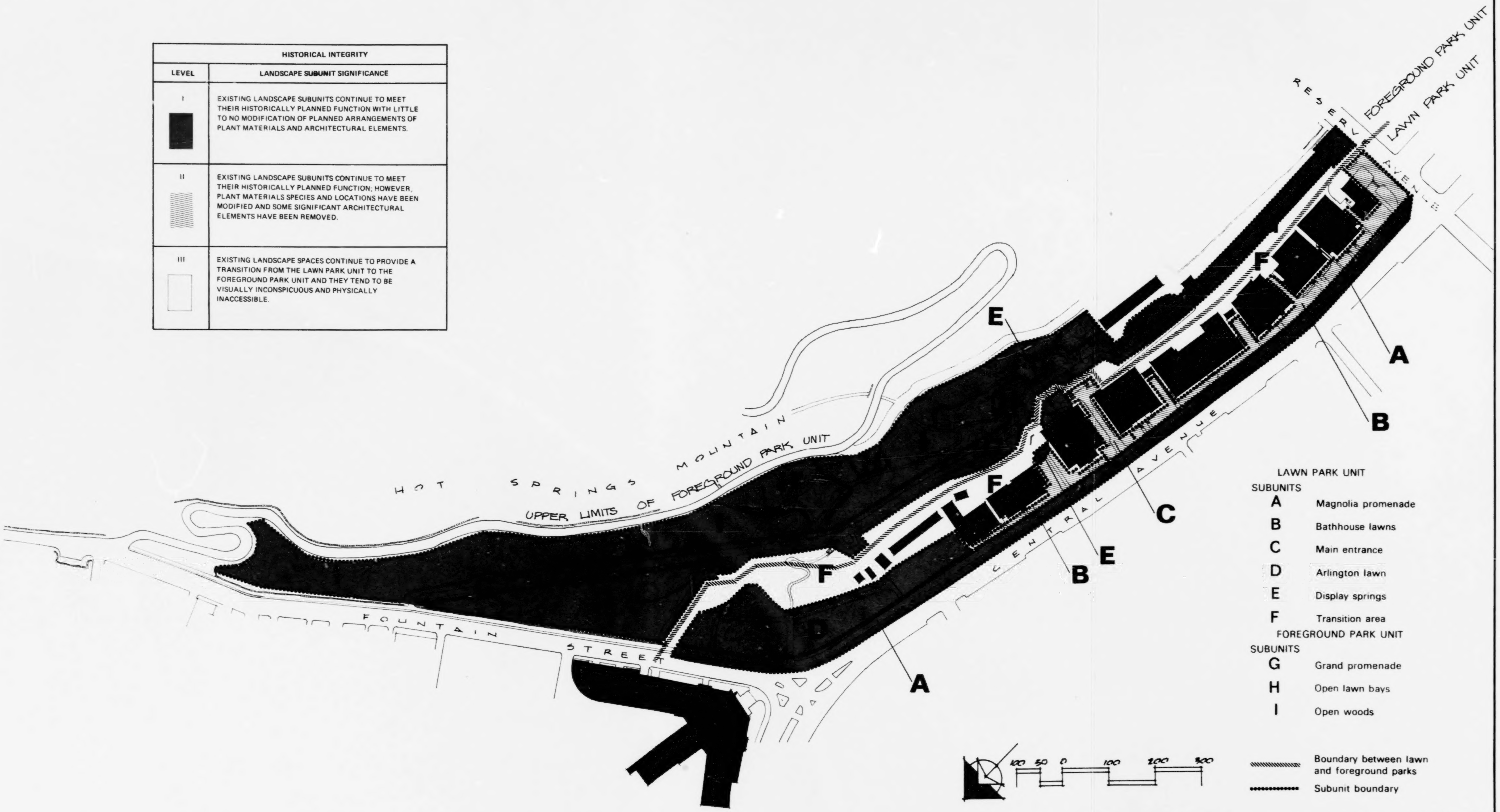
HISTORICAL INTEGRITY	
LEVEL	LANDSCAPE SUBUNIT SIGNIFICANCE
I ■	EXISTING LANDSCAPE SUBUNITS CONTINUE TO MEET THEIR HISTORICALLY PLANNED FUNCTION WITH LITTLE TO NO MODIFICATION OF PLANNED ARRANGEMENTS OF PLANT MATERIALS AND ARCHITECTURAL ELEMENTS.
II ▤	EXISTING LANDSCAPE SUBUNITS CONTINUE TO MEET THEIR HISTORICALLY PLANNED FUNCTION; HOWEVER, PLANT MATERIALS SPECIES AND LOCATIONS HAVE BEEN MODIFIED AND SOME SIGNIFICANT ARCHITECTURAL ELEMENTS HAVE BEEN REMOVED.
III □	EXISTING LANDSCAPE SPACES CONTINUE TO PROVIDE A TRANSITION FROM THE LAWN PARK UNIT TO THE FOREGROUND PARK UNIT AND THEY TEND TO BE VISUALLY INCONSPICUOUS AND PHYSICALLY INACCESSIBLE.


RESERVE AVENUE
FOREGROUND PARK UNIT
LAWN PARK UNIT
HOT SPRINGS MOUNTAIN
UPPER LIMITS OF FOREGROUND PARK UNIT
FOUNTAIN STREET
CENTRAL AVENUE
A
B
C
E
F
E
F
F
B
E
A
100 50 0 100 200 300

LAWN PARK UNIT

SUBUNITS	
A	Magnolia promenade
B	Bathhouse lawns
C	Main entrance
D	Arlington lawn
E	Display springs
F	Transition area

FOREGROUND PARK UNIT

SUBUNITS	
G	Grand promenade
H	Open lawn bays
I	Open woods

▨ Boundary between lawn and foreground parks

●●●●● Subunit boundary

DESIGNED: G.JOHNSON DRAWN: G.JOHNSON TECH. REVIEW: R.K. Brown DATE: 3/85	SUB SHEET NO.	TITLE OF SHEET HISTORICAL INTEGRITY BATHHOUSE ROW LANDSCAPE 1985	DRAWING NO. 128 25,009A PKG. NO. SHEET 1 OF 1

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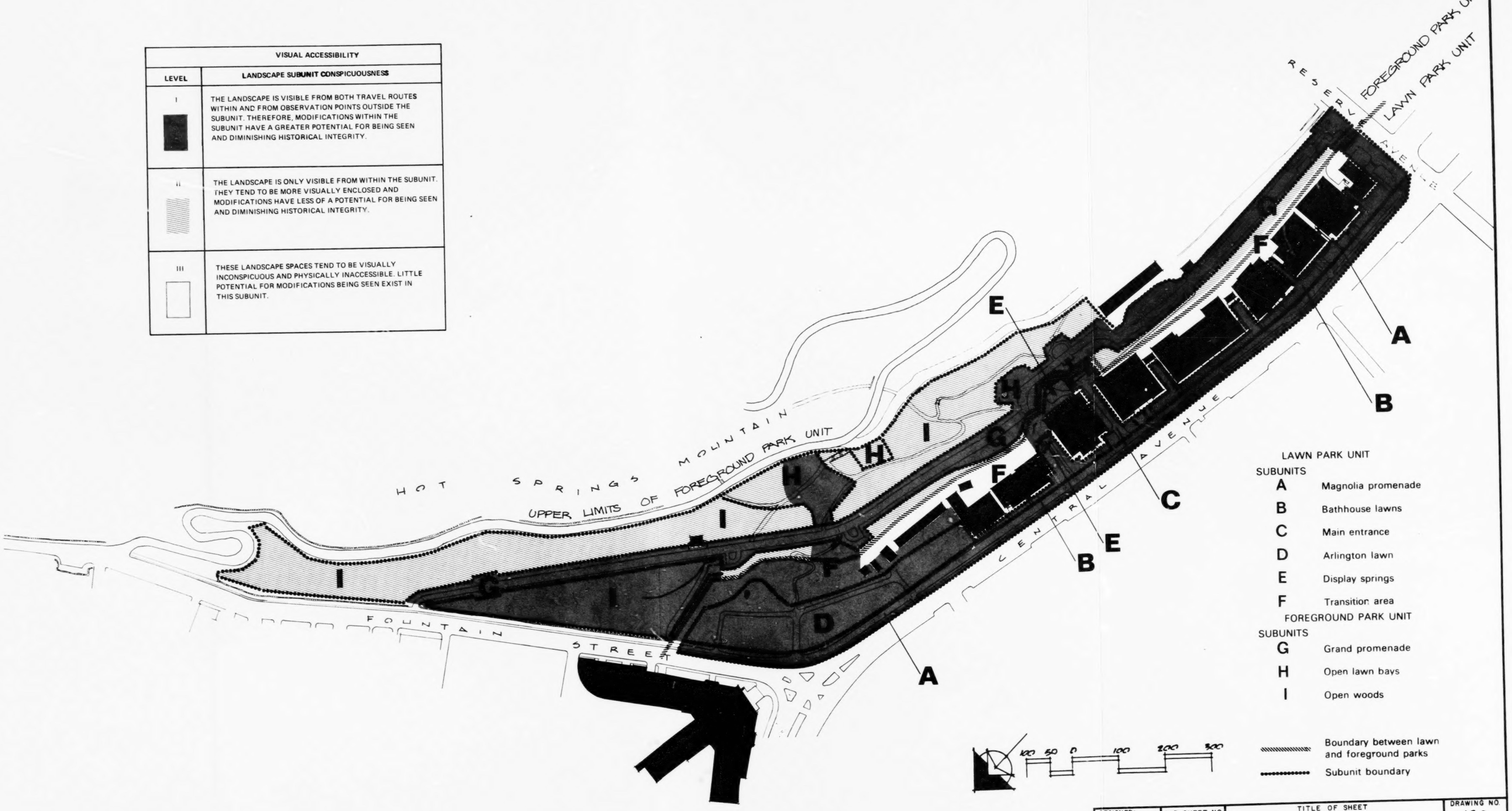
VISUAL ACCESSIBILITY	
LEVEL	LANDSCAPE SUBUNIT CONSPICUOUSNESS
I ■	THE LANDSCAPE IS VISIBLE FROM BOTH TRAVEL ROUTES WITHIN AND FROM OBSERVATION POINTS OUTSIDE THE SUBUNIT. THEREFORE, MODIFICATIONS WITHIN THE SUBUNIT HAVE A GREATER POTENTIAL FOR BEING SEEN AND DIMINISHING HISTORICAL INTEGRITY.
II ▤	THE LANDSCAPE IS ONLY VISIBLE FROM WITHIN THE SUBUNIT. THEY TEND TO BE MORE VISUALLY ENCLOSED AND MODIFICATIONS HAVE LESS OF A POTENTIAL FOR BEING SEEN AND DIMINISHING HISTORICAL INTEGRITY.
III □	THESE LANDSCAPE SPACES TEND TO BE VISUALLY INCONSPICUOUS AND PHYSICALLY INACCESSIBLE. LITTLE POTENTIAL FOR MODIFICATIONS BEING SEEN EXIST IN THIS SUBUNIT.


RESERVE AVENUE
FOREGROUND PARK UNIT
LAWN PARK UNIT
HOT SPRINGS MOUNTAIN
UPPER LIMITS OF FOREGROUND PARK UNIT
CENTRAL AVENUE
FOUNTAIN STREET
A
B
C
D
E
F
G
H
I
100 50 0 100 200 300

LAWN PARK UNIT

SUBUNITS

A	Magnolia promenade
B	Bathhouse lawns
C	Main entrance
D	Arlington lawn
E	Display springs
F	Transition area

FOREGROUND PARK UNIT

SUBUNITS

G	Grand promenade
H	Open lawn bays
I	Open woods

▨	Boundary between lawn and foreground parks
●●●●	Subunit boundary

DESIGNED: G.JOHNSON DRAWN: G.JOHNSON TECH. REVIEW: R.K. Brown DATE: 3/85	SUB SHEET NO.	TITLE OF SHEET VISUAL ACCESSIBILITY BATHHOUSE ROW LANDSCAPE 1985	DRAWING NO. 128 25,010A PKG. NO. SHEET 1 OF 1

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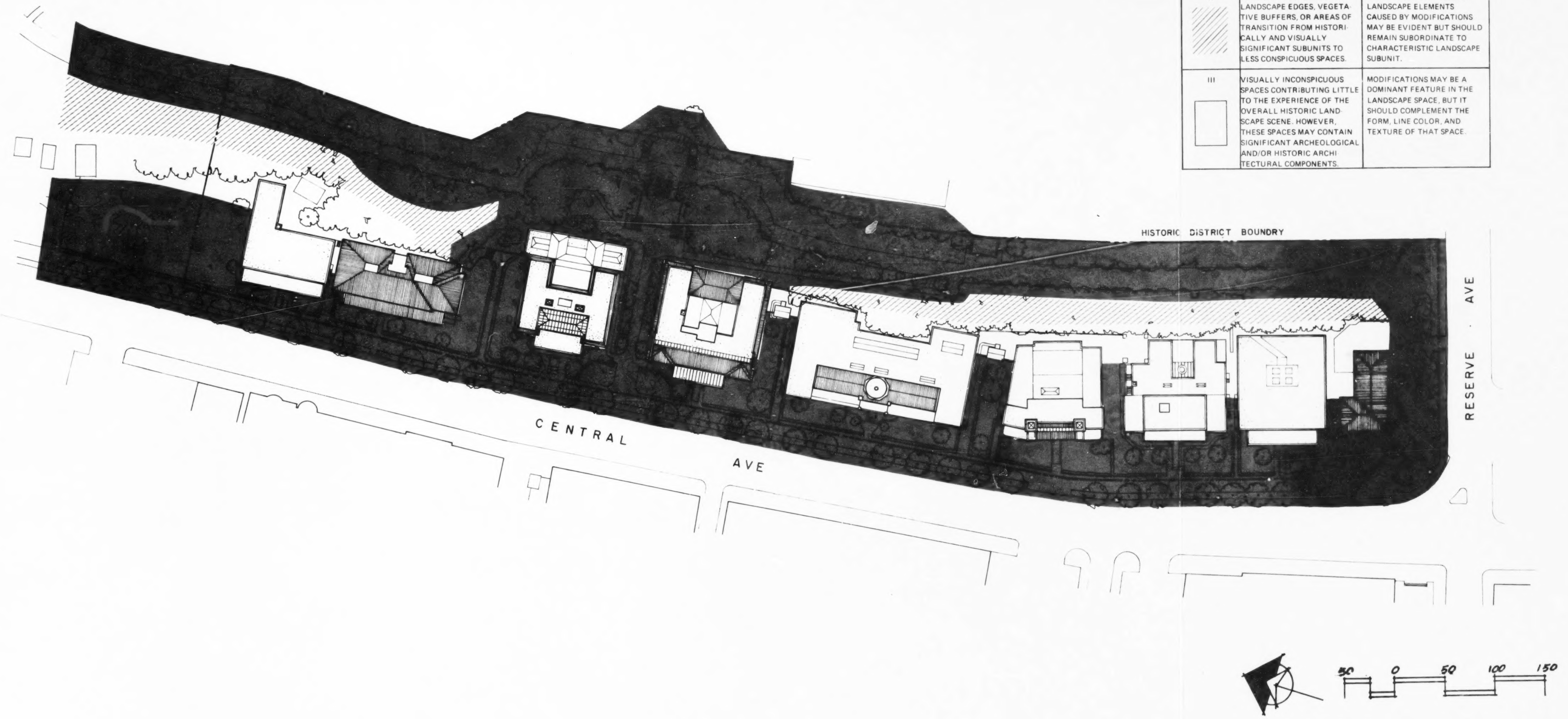
MANAGEMENT CLASS	LANDSCAPE SUBUNIT SIGNIFICANCE	ALLOWED MODIFICATION
I ■	SIGNIFICANT LANDSCAPE SUBUNITS WHOSE HISTORIC SPATIAL CHARACTER, STRUCTURE, AND ARCHITECTURAL COMPONENTS ARE BASICALLY INTACT. THESE SPACES ARE PRIMARY TO EXPERIENCING THE PERIOD LANDSCAPE.	MODIFICATION OF THE SUBUNIT BY CHANGING ANY OF THE BASIC LANDSCAPE ELEMENTS (FORM, LINE, COLOR, AND TEXTURE) SHOULD NOT BE EVIDENT IN THE CHARACTERISTIC LANDSCAPE SUBUNIT. MODIFICATIONS MAY BE SEEN BUT MUST NOT ATTRACT ATTENTION.
II ▨	SUBUNITS THAT SERVE AS LANDSCAPE EDGES, VEGETATIVE BUFFERS, OR AREAS OF TRANSITION FROM HISTORICALLY AND VISUALLY SIGNIFICANT SUBUNITS TO LESS CONSPICUOUS SPACES.	CONTRASTS TO THE BASIC LANDSCAPE ELEMENTS CAUSED BY MODIFICATIONS MAY BE EVIDENT BUT SHOULD REMAIN SUBORDINATE TO CHARACTERISTIC LANDSCAPE SUBUNIT.
III □	VISUALLY INCONSPICUOUS SPACES CONTRIBUTING LITTLE TO THE EXPERIENCE OF THE OVERALL HISTORIC LANDSCAPE SCENE. HOWEVER, THESE SPACES MAY CONTAIN SIGNIFICANT ARCHEOLOGICAL AND/OR HISTORIC ARCHITECTURAL COMPONENTS.	MODIFICATIONS MAY BE A DOMINANT FEATURE IN THE LANDSCAPE SPACE, BUT IT SHOULD COMPLEMENT THE FORM, LINE COLOR, AND TEXTURE OF THAT SPACE.



DESIGNED: G. JOHNSON DRAWN: G. JOHNSON TECH. REVIEW: R.K. Brown DATE: 3/85	SUB SHEET NO.	TITLE OF SHEET MANAGEMENT CLASSES BATHHOUSE ROW LANDSCAPE 1985	DRAWING NO. 128 / 25,011A PKG. NO. SHEET 1 OF 1

BASIC DATA
DRAWN BY: MICHAEL PETERS 1984

HOT SPRINGS NATIONAL PARK, ARKANSAS
HISTORIC AMERICAN BUILDINGS SURVEY
NATIONAL PARK SERVICE
UNITED STATES DEPARTMENT OF THE INTERIOR

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Table A1. Historical Integrity / Evaluation Rating Criteria and Score

Landscape Unit ____________________

Subunit ____________________

Spatial Structure		Spatial Character			Function	Architectural Elements		
Determinants of Space	Landscape Composition	Size of Subunit	Visual Enclosure	Visual Image	Use of Subunit	Physical Remains	Spatial Association	Modifications
Current spatial relationship between topography, vegetation, and architecture reflects the configuration of the historic landscape space. 5	The present visual framework of ground planes, side walls, tree canopies, spatial sequences, and sight lines continue to organize the visual experience of space characteristics of the historic landscape. 5	Overall the area historically encompassed by the subunit is unchanged. 5	Those spatial determinants which historically defined the landscape's degree of visual enclosure (the continuity of landscape edges around a ground plane) have not changed. 5	The natural and cultural features that evoke the visual and historic sense of past time periods have not been altered. 5	Subunit is still being used as it was historically designed. 5	Actual historic materials exist today as they were crafted in the historic landscape. 6	Spatial relationships and associated physical elements exist today in the particular patterns that they did historically. 5	Free from spatial intrusions, and modifications, if any, do not compromise historical integrity of the landscape. 2
The hierarchy of spatial determinants which historically defined the landscape's spatial configuration continues to do so, but their overall spatial relationship has been diminished. 3	Subtle changes in the way that the visual framework was historically organized somewhat diminishes the overall visual experience of the present landscape. 3	Size of the subunit has changed but its historic relationship to other spaces with respect to visual importance has not significantly changed. 3	The landscape subunit is more or less enclosed than it was historically, and the overall change in the relationship of ground plane to landscape edges only slightly modifies the historic spatial character. 3	Only slight differences in the natural and cultural features can be recognized between the present and historic landscape. 3	Uses of subunit have changed but they are compatible with the spatial character and feeling of the historic landscape. 3	Some historic materials have been removed but the remaining materials maintain the identity or character for which the landscape space was historically significant. 3	Some changes in the historic pattern of elements have occured but the overall association important in identifying the historic landscape remains. 3	Historical spatial character and integrity are somewhat depreciated by modifications which remain subordinate to the characteristic landscape. 0
The spatial relationship of topography, vegetation, and architecture is so altered that the dominant historic determinant(s) of space have become subordinate in the space. 1	Extensive reorganization of the historic visual framework substantially alters the visual experience characteristic of the historic landscape. 1	The size and visual importance of the subunit are so changed that the historic relationship between subunits and their relative sizes is greatly modified. 1	In terms of visual access and spatial form, the modifications to visual enclosure are so great that the historic spatial character is significantly changed. 1	Site features have been so modified that the present sense of landscape is completely unlike the feeling of space evoked by the historic landscape. 1	Incompatible uses intrude upon and depreciate the otherwise intact historic landscape. 1	Historic materials have been removed to the extent that the site identity and important information that they would yield is lost. 1	Any sense of the historic pattern of elements has been lost with the removal and/or relocation of most physical elements significant to the historic landscape. 1	Modifications are so dominant in the landscape subunit that spatial character and historical integrity are substantially reduced. 0.5

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